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Cabbagetown NEIGHBOR

Cabbagetown Neighborhood Improvement Association
Volume XXXII • Issue Number Three • March 2023

AMERICAN TREASURE

GEORGIA'S NATIVE SON

By Kyle F. Bidlack

When Jimmy Carter was the governor of Georgia, Bob Dylan played a show in Atlanta. Carter invited him to the governor's mansion and his open appreciation for Dylan's music made the musician slightly uncomfortable.

"When I first met Jimmy, the first thing he did was quote my songs back to me," Dylan said. "It was the first time that I realized my songs had reached into the establishment world. And I had no experience in that realm; I had never seen that side, so it made me a little uneasy."

Eventually, Carter's admiration of his music helped Dylan relax. *"He put my mind at ease by not talking down to me and showing me that he had a sincere appreciation for the songs I had written," Dylan said. "He was a kindred spirit to me of a rare kind. The kind of man you don't meet every day and you're lucky to if you ever do."*

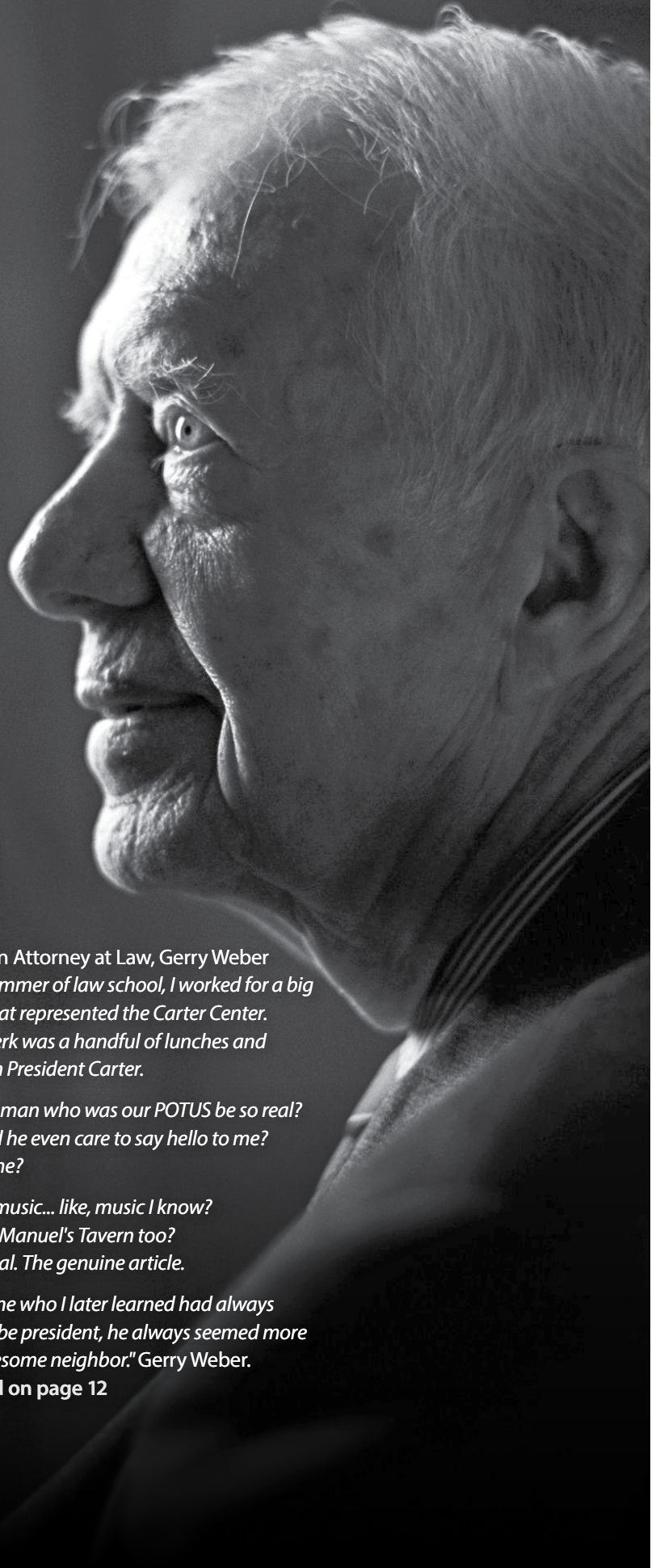
Says Ctown Attorney at Law, Gerry Weber
"My first summer of law school, I worked for a big law firm that represented the Carter Center. The best perk was a handful of lunches and events with President Carter.

How can a man who was our POTUS be so real? Why would he even care to say hello to me? To talk to me?

He knows music... like, music I know? He goes to Manuel's Tavern too? The real deal. The genuine article.

For someone who I later learned had always wanted to be president, he always seemed more like an awesome neighbor." Gerry Weber.

Continued on page 12



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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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
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Full Page 7.75" x 9.875"	\$160	\$450	\$870	\$1,680

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Classified ads of 25 words or less and announcements are free of charge to Cabbagetown residents.

I Love Y'all!



ALICIA THOMPSON

Please join me in welcoming your new Vice President Marinageles Gutierrez. She is a little new to the 'hood having been here almost a year. She volunteered for **Chomp & Stomp** and we are very excited to have her join our CNIA board. She jumped right in with a Membership Drive and has already hosted the neighborhood meeting. She is not scared of anything.

Still thinking about how to get involved? we are looking to fill the following board

positions: Secretary and Communication Back-up Chair.

We also have some Ad-hoc positions available: Public Safety Chair, Transportation Committee Representative, and Film Liaison. Email us at info@cabbagetown.com if you are interested in learning more.

I want to say thank you to all the members and representatives that keep CNIA trucking. Our Treasurer Jack Cunningham tries very hard to keep us on budget. This March 13th, 7p at the Cabbagetown Community Center, the CNIA meeting is all about Jack. He will be presenting the 2023 Budget. If you want to know what we spend our money on, or you have an idea where we should spend it, come to our meeting and let us know. Nothing would get done in CNIA without him. He makes it look easy to wrangle us cats. Thank you Jack!

Another newbie is our Hospitality Chair Amanda Bisgard. She has been trying to help us out since we tackled her at the New Neighbor-Welcome Back to the World party last April. She will now be greeting you, feeding you at the meetings, and organizing you so that you show to participate in all the fun things that are CNIA. *Speaking of participation, we are having our Neighborhood Yard Sale March 18th 9a to 1:00p.* You can still sign-up. Go to Cabbagetown.com/yard-sale. Over 20 homes are participating. If you don't have a yard, you can have a slot at the Cabbagetown Community Center parking lot. Get your maps at Community Center starting the Thursday before till the day of. If you don't make a plan...then you plan to fail right?

Next is the hardest working Berean neighbor I know, Naomi Siodmok. She first volunteered as our Communication Chair and keeps us in the know of all that is happening not only with CNIA but with our local businesses. Now she has added the HPLU to the resume and Co-Chairs with **Jacob Elsas**. She also has been very generous with filling in as Secretary. I know there are three more boards she is on so please watch out for this woman. She is giving **Dirga** a run for his money with her service record. She could use some back-up as the Communications chair. She has plan so if interested contact us info@cabbagetown.com.

Speaking of John Dirga, I don't know everything that he does, I don't think he even knows, but he always answers the phone, text, or stupid email from me as he keeps up with his NPU representative role, as well as **Forward Warrior!!** warrior, Concert

Series driver, Chomp Music King, and just a darn good neighbor. Please don't ever give up on us.

Thank you for the Prom Crew! Jeanne, Chelsea, Cyndi, Diane, Anne, Susan, Lisa, Celine, Ro, Suzanne, Debbie and that whole wonderful dream team who made the Prom happen again. I can't wait for March 4th! It will have passed by the time you get this article (in print) so I hope you did not miss it. These folks always show up and make things happen. If you want to make something like the Prom happen in Cabbagetown and don't know how to get the ball rolling – you guessed it – come to the CNIA neighborhood meeting, and bring your idea up at New Business. Maybe we can make it happen.

Last but not least thank you Kyle for your kindness and all the work you do to make the Cabbagetown Neighbor Newspaper rock!

Cabbagetown Neighborhood Improvement Association (CNIA) Meeting Agenda

TUESDAY, MARCH 13th, 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

NOTE: A digital copy of this month's agenda and materials can be found at: cabbagetown.com/agenda

6:30 Social Happy ½ Hour

7p: Meeting begins. Welcome from Hospitality Committee member Amanda Bisgard.

II. Review and approve February minutes. Open Positions: **President,** Secretary, C'town/R'town Transportation Comm. Rep, Communication Back-up Chair, Film Liaison.

III. Atlanta Police Department

IV. City of Atlanta: Council Person - Liliana Bakhtiari

V. President Report - Alicia Thompson

Prom March 4th & Neighborhood Yard Sale March 18th

VII. Financial Report: Jack Cunningham, Treasurer

Approval of the 2023 CNIA Budget

VIII. Committee Reports

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

• **Communications Chair** - Naomi Siodmok

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

• **Historic Preservation & Land Use Committee** - Jake Elsa & Naomi Siodmok

X. New Business: Cabbagetown Olympics

XI. Old Business

8:35p Adjourn

CNIA: General Meeting Minutes

Wednesday, February 15th, 2023, 7p via Zoom. Meeting conducted by Marinangeles Gutierrez Rivera. Minutes by Marina. Meeting opened at 7:05p.

1. Welcome from Hospitality Committee Chair: Amanda Bisgaard opened the session inviting everyone to partake in free pizza!

a. Intro and vote for VP Candidate: Marinangeles Gutierrez Rivera

2. Review and approval of February Minutes

3. Atlanta Police Department: Lt. Butler

a. Auto thefts: Spiking in surrounding areas. Grant Park (72 auto thefts, 49% are Kia and Hyundai vehicles)

b. Attendee Question: What was the result of the Carroll Street high-speed chase? Is it something we may come across again? The Georgia State Patrol chased a vehicle the night of February 4th that took out the tables of Carroll Street Café and then hit the corner of Little's. The Patrol officers will get involved in a chase if it's a forceful/violent felony; the Auto-Crimes Unit will chase a stolen auto – however, they will cancel if it gets too dangerous.

i. Attendee Question: The suspect fled on foot, was he apprehended?

The LT. will look into it and provide details. If it would have happened an hour earlier, there could have been several fatalities.

c. Contact Lt. Butler: 470-218-5001 or cdbutler@atlantaga.gov

4. President Report: Marinangeles Gutierrez Rivera

a. Upcoming Events: March 4th: Cabbagetown Prom is back! Get your tickets online at Cabbagetown.com for \$15, there will be a DJ and drinks. Theme is Blue! March 18th: Yard Sale 9a - 1p, \$10 donation gets you on the map and a yard sale sign with balloons - sign up at <https://cabbagetown.com/yard-sale>. You can also sign up online for spaces available at the Cabbagetown Community Center.

b. Membership Drive: Neighbor Sign-up: Please fill out the Online Membership Form

1. Open Positions: Transportation Chair, Communication Chair, and Secretary, including various committee roles.

ii. Email Campaign via Membership Form, with callouts for board openings, committees, and upcoming events.

1. Attendee Question: Do residents have to enroll their email each year?

Traditionally, yes, members should register yearly to confirm an active membership and ability to vote.

5. Subarea 4 Master Plan Draft Approval: BeltLine, Inc. Lynnette Reid

a. The Master Plan will be sent to the city on Monday, February 27th after the NPU meetings next week. The updated draft includes:

i. Land use updates and proposed industrial mixed-use land use designation for three sites. Potential redevelopment of Hulsey Yard, should the property be sold and rezoned, rec is for mixed-use.

ii. Mobility recs: Crossings; ADA Improvements, Safety at Bill Kennedy

iii. Housing Policy Recs: feasibility of City led Tenant Protection Ordinances to preserve affordable housing.

iv. Placemaking & Placekeeping Recs: Reynoldstown Gathering Space; Wayfinding and signage updates to be coming within 6-8 months; Crosswalk enhancements; ramp improvements; and bike parking..

c. Subarea 4 Master Plan Draft available for review and comment:

<https://beltline.org/the-project/planning-and-community-engagement/master-plan-updates-feedback>

d. BeltLine Master Plan:

i. Attendee Question: Were there any other updates? They met with HPLU Committee on minor GIS/map errors that were resolved.

ii. Attendee Question: Is the light rail still going to happen? Streetcar expansion should connect on the East Side Trail near Irwin. The concern is that MARTA may be backing out from funding the light rail (BeltLine would need to partner with MARTA to make it possible.) Councilperson Bahktiari recommends the public submit comments and demand MARTA follow through with the rail - although Bus Rapid Transit can be a great transit solution. John Dirga reminded us that the Hulsey Yard redevelopment plan hinges on a transit solution.

6. City of Atlanta - Council Person, Liliana Bakhtiari

a. Art Piece near Muchacho: Finally moved to approval from Parks & Rec. For the next info session, please come out and provide input.

b. Dekalb Avenue Development: Community Meeting on March 9th at Israel Baptist Church (2071 Hosea L Williams Dr.)

c. Carroll Street High Speed Car Chase: Lots of residents reached out via social media regarding closure of the street. The office is working closely with DOT and this may take some time as several components must be fleshed out (GIS systems, mail, resident traffic, businesses, etc.). A ride-along will be hosted with the Commissioner in the next few weeks to explore all potential solutions, then will come back for community input and approval. This will also include protection to the house on 197 Estoria St. that's been impacted twice now.

i. Attendee Recommendations:

1. Prevent semi's that drive down Estoria Wylie and Gaskill.

2. We did a prototype of a Slow Street on Carroll with plastic barriers, the second level may be the second phase. If we block traffic on Carroll, we will send traffic down Powell and Tye streets.

3. Discussed with Rtown to identify four key stations for scooters.

4. When the telephone poles get moved, they're leaving the old poles (i.e. Powell Street) and impacts parked cars.

5. Identify dates of when Boulevard will reopen the second lane from the Dekalb bridge to Edgewood block.

6. The 160ft cell tower on Hulsey land was seeking to be installed and required public input, yet none has been conducted. Request another letter to be submitted. Councilperson confirms and notes there's been consistent push back, and will follow up.

7. Request signage and communication of street sweepings, and that cleanings happen more regularly especially in the fall/winter when leaves clog the drains

d. Krog Street Tunnel Drainage: Should finish by early March. There will be a Town Hall for a public input session. This is a longer phase that will close parts of Estoria and Wylie.

e. Started construction on Oakland Cemetery's Welcome Center.

Working on Heroes'Walk, connecting Oakland Cemetery to Auburn Ave. Launch of Memorial Greenway, announcement to come soon.

i. Hulsey Yard Development: Master Plan: <https://www.hulseyyard.com/>

j. Park Stormwater Problems: There's repetitive flooding and it is unclear as to responsibility of purview at the City. A ride-along will be scheduled. This will include the Amphitheater erosion – Parks & Rec recently came by to inspect the area. *Continued on page 20.*

CABBAGETOWN INSIGHTS: FEBRUARY 2023
LOCAL REAL ESTATE STATS

SUMMERHILL

21 ▼
 HOMES FOR SALE
 29 ▼
 HOMES PENDING
 147 ▼
 AVG DAYS ON MRKT
 \$583,400 ▼
 AVG HOME PRICE
 \$334 ▲
 AVG PRICE SQFT

GRANT PARK

46 ▲
 HOMES FOR SALE
 22 ▲
 HOMES PENDING
 66 ▲
 AVG DAYS ON MRKT
 \$563,180 ▼
 AVG HOME PRICE
 \$350 ▲
 AVG PRICE SQFT

INMAN PARK

06 ▼
 HOMES FOR SALE
 01 ▼
 HOMES PENDING
 41 ▼
 AVG DAYS ON MRKT
 \$746,270 ▼
 AVG HOME PRICE
 \$381 ▼
 AVG PRICE SQFT

KIRKWOOD

26 ▲
 HOMES FOR SALE
 29 ▼
 HOMES PENDING
 81 ▼
 AVG DAYS ON MRKT
 \$481,590 ▲
 AVG HOME PRICE
 \$317 ▲
 AVG PRICE SQFT

REYNOLDSTOWN

34 ▲
 HOMES FOR SALE
 20 ▲
 HOMES PENDING
 64 ▼
 AVG DAYS ON MRKT
 \$678,070 ▼
 AVG HOME PRICE
 \$372 ▼
 AVG PRICE SQFT

CABBAGETOWN

05 ▼
 HOMES FOR SALE
 6 ▲
 HOMES PENDING
 81 ▲
 AVG DAYS ON MRKT
 \$414,712 ▼
 AVG HOME PRICE
 \$385 ▲
 AVG PRICE SQFT

STATS COURTESY OF MICHAEL GRUE. 770.609.5503
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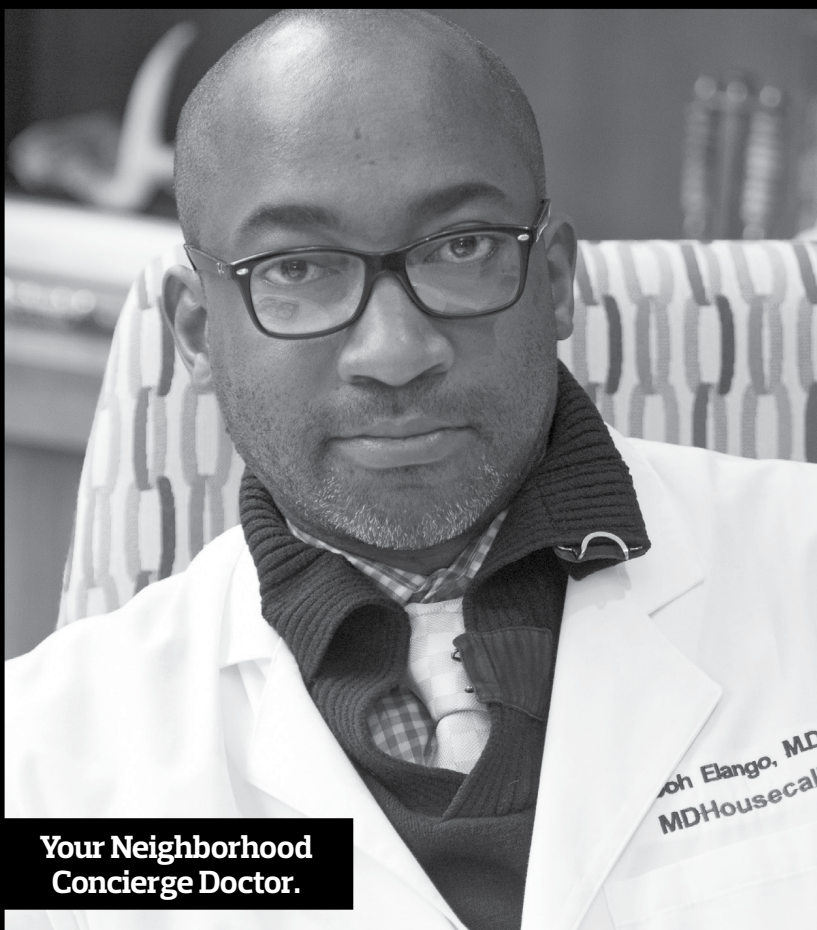
LISTEN TO THE MUSIC!

Cabbagetown's Brookshire Concert Series returns on Thursday, March 16th at 7p with Slow Parade & Das Kaiser. Brookshire Amphitheatre fills up quickly. Dress warm, bring a friend, and show up early for a good seat! Our fifth season promises to be creative and captivating with fun new acts invited by guest promoters. All are welcome to join the team! Help produce the show, or work with us to invite your favorite band: cabbagetownconcertseries@gmail.com

BIG NEWS! 2nd ANNUAL CABBAGETOWN YARD SALE
SAVE THE DATE: SATURDAY, MARCH 18th



Come Join Us
Hope A.M.E. Zion Church
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 All R Welcome
 9AM Sunday School
 10AM Sunday Worship Service



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C'town Chows: Fake Spring Realness



STACY and JAKE

It's that weird time of year in Georgia when the weather shifts from dreary and 40 degrees to warm temperatures and clear blue skies. We all know this "Fake Spring" may not fully stick around until closer to April or May, but we're taking full advantage of patio weather while we can. In this month's edition, we're serving up Fake Spring Realness - our favorite patio digs for a bite and a sip.

Life is a journey, not a destination. But, sometimes the journey is conveniently short and the destination is just a hop and a skip across the way to **Carroll Street Café**. We all know and love our casual neighborhood eatery, and Jake and I have been frequenting the café a couple times a week at this point. For those who don't know, the café's patio fell victim to a late night high-speed chase a few weekends ago, which took out all the patio tables



Carroll Street Café; Photo by Stacy Spector.

along the sidewalk. Impressively, the staff swiftly cleaned up the area the following morning and opened their doors for Saturday brunch by 10a. With a new set of vibrant patio tables adorning the healing streets of Carroll, the café offers a delightful brunch menu to match.

We usually pretend to open the menu and scan for something new

to order, but both Jake and I have our go-to's. **The Cabbagetown Breakfast Sandwich** hits the spot for all you could want out of a breaky sammy. With silky scrambled cheese eggs and bacon nestled between a buttery, flaky croissant, the perfect accompaniment is a side of savory cheese grits with a spicy jalapeno kick. If you're more of a lunch-type brunch person, go for Jake's tried-and-true order: **Classic Cobb Sandwich**. Chicken grilled to perfection, crisp strips of bacon, fresh lettuce and tomato supported by ciabatta. Don't forget to ask for chipotle aioli on the side if blue cheese dressing isn't your thing. And of course, capping off the meal with a slice of cake from their impressive assortment is a must.

Slightly out of Cabbagetown and over into Inman Park resides the home to several aesthetically pleasing patios and outdoor watering holes (not to be confused with watering hose, which I'm sure you can find some there, too).

If Neapolitan pizzas and top-notch people watching is what you're after, then **Fritti** is the spot for you. Situated on the corner of Elizabeth St. and North Highland Ave, this pizzeria is ideal for dining al fresco whilst watching Beltline goers frolic about. They essentially make every kind of pizza you can imagine - from classics like **Quattro Formaggi (four cheese)** and **Sorrentina (mozz, tomatoes, basil & parm)** to heftier flavors like **Ananas e Gorgonzola (gorgonzola, pineapple, balsamic & no sauce)** and **Funghi di Bosco (oyster 'shrooms & truffle oil)**. A little kept secret is you can also order dishes from the menu of neighboring Italian restaurant, **Sotto Sotto**. I like to order the **Tagliatelle ai Funghi ('shrooms, garlic & cream)**, while Jake typically gets **Strozzapreti alla Salsiccia** (hand-made "priest stranglers" with sweet sausage ragu). Don't ask us where the pasta shape gets that nickname.

If you're still hanging around Inman Park after a bite at Fritti (or any of the neighborhood's standout restaurants), check out local wine shop **VinoTeca**. On weekends, they offer \$15 themed wine tastings curated by their experts. They set up tables and chairs on the sidewalk in front of their shop and often host live music that brings a crowd. Although tastings are only offered on weekends, the shop hosts fun weekday events, such as the monthly stand-up comedy show **Laughs & Vino presented by Hot Comics** (AKA our neighborhood's very own comedian, Brandi Unger). So, go support your local comedians while sipping some wine and getting out some laughs.

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Can You Hear the Drums?



**ANNA
PFEFFER**

Warmer temperatures have been a tease. But it's also letting us know that spring is around the corner...and you know what else?! Music festivals! Lineups are announced and tickets are ready to be bought!

Shaky Knees will be Friday, May 5th – Sunday May 7th this year! Friday kicks off with *Cypress Hill*, *Yeah Yeah Yeahs*, and *The Killers*. Yeah! Saturday brings in the heat with *311* (remember them?), *Tenacious D*, and *Muse*. There's even

bands called *Babe Rainbow* and *Beach Weather*. They've gotta be good, right? And on Sunday we've got *Live* (remember them, too?), *The Flaming Lips*, and *The Lumineers*. Quite the lineup! You can find ticket info at shakykneesfestival.com.

SweetWater 420 Fest is back this year too, but in a new way! The 420 Fest will be held at the brewery (195 Ottley Drive) this year and all the fun will be packed like a joint into two days, April 22nd-23rd. I'm stoked to see *Pigeons Playing Ping Pong* and *Rome and Duddy*! There are some other bands with interesting names we'll check out as well, *Sunsquabi*, *The Vegabonds*, and *Happy Landing*. The best part about music festivals? Finding new music you love. Get single-day or two-day tix at sweetwater420fest.com. *Happy jamming!*

CABBAGETOWN

DEPARTMENT OF COOL FUN



VIDEO OF THE MONTH

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...

Weird Science

People who suffer from chronic constipation now have a high-tech treatment option: a vibrating pill that stimulates the colon, CNN reported. The Vibrant capsule is taken at bedtime and reaches the large intestine 14 hours later. Vibrations cause the gut to contract, moving food along. Dr. Eamonn Quigley of Houston Methodist Hospital helped test the new technology. He said most people couldn't feel it working. *"A minority could feel it. None of them felt it was being uncomfortable."* But we're uncomfortable just reading this.

A Tennessee man

Christopher Gaddis, 41, was holding a cat in his arms when he was approached by Metro Nashville Police officers on Feb. 8th. Gaddis had two outstanding warrants, and officers were trying to arrest him when he shoved the cat into the face of one of them, leaving several cuts on the officer's hands. Gaddis also kicked the officer. After being treated for his own injuries from the cat, Gaddis was charged with resisting arrest and assaulting an officer.

I am the egg man... AGAIN

Joby Pool, 32, pleaded guilty to theft and criminal damage in Kidderminster, England. His crime? Pool broke into a warehouse on Feb. 11th and towed away a trailer with about 200,000 Cadbury Creme Eggs, valued at about \$37,000. He didn't get very far; when police stopped him, he *"walked toward (them) with his hands up."* *"This clearly wasn't spur-of-the-moment offending,"* Beale said. *"You don't just happen to learn about a trailer with that kind of value being available."* The "Easter bunny," as police dubbed him, will be sentenced in March to about two years in jail.

I am The Cookie Monster

Police in Santa Cruz, California, are warning locals not to "engage" with the Cookie Monster. A man named Adam Sandler (not the actor), known to dress up as Sesame Street characters and harass people, has surfaced in Santa Cruz. Resident Sarah Jones said he entices people *"to want to take a photo with him,"* but as soon as they approach, he flips up his costume head and starts yelling. *"Based on how dirty his costume was I knew it wasn't going in the right direction,"* she said. Sandler has not been charged with any crimes.

Slacker generation: revisited

It's about time! Japanese garment company Takikou has developed a wearable bean bag. *"This concept was born out of the idea of a cushion that would allow you to totally let go, anytime, anywhere,"* said the company's Shogo Takikawa. *"You can put this on and chill out in your living room or loads of other places."* The bean bag is available in different sizes and colors, but it does weigh about 11 pounds (which might make you want to sit down more often). Prices range from \$60 to \$119.

Top of the Charts

By Kyle F. Bidlack

What is Cabbagetown listening to? Good question.

Here's February's hottest songs on the *Milltown Tavern* juke box.

- | | | |
|----------|--------------------------------------|---|
| 1 | BRAND NEW
CAN'T GET IT OUT | TWO MONTHS
IN A ROW! |
| 2 | STEVE LACY
BAD HABIT | 9 SOUNDGARDEN
BLACK HOLE SUN |
| 3 | NIRVANA
TERRITORIAL PISSINGS | 10 MADONNA
HUNG UP |
| 4 | GLASS ANIMALS
HEAT WAVES | 11 BEACH HOUSE
SUPERSTAR |
| 5 | TV ON THE RADIO
HAPPY IDIOT | 12 STONE TEMPLE PILOTS
VASOLINE |
| 6 | PUP
KIDS | 13 STONE TEMPLE PILOTS
SEX TYPE THING |
| 7 | WEEZER
PINK TRIANGLE | 14 THE OFFSPRING
SELF ESTEEM |
| 8 | TOGETHER PANGEA
SICK SHIT | 15 GRANDDADDY
JEEZ LOUISE |

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Let Thrift Thrive



**ARTY
SCHRONCE**

Though "frugality" is a synonym for "thrift," the flower we call "thrift" doesn't skimp on colorful blooms. The thrift we see in our gardens is Phlox subulata, a type of creeping phlox that is not frugal at all in providing an abundance of color and flowers.

A low-growing perennial, thrift becomes a carpet of pink, lavender, white, rose or purple blooms in spring. Another common name for thrift, "moss pink," describes its color and growing habit. On warm days

the fragrance of its honey-scented flowers is most pronounced. The flowers, like those of other phloxes, attract butterflies. If planted in a sunny and sheltered spot, it may even send up flowers in milder parts of winter.

Thrift is sometimes massed as a groundcover on banks that are difficult to mow, but it is just as suitable as a single plant in a sophisticated rock garden or combined in a bed with other perennials. My favorite way of using thrift is to plant it at the top of a wall and let it spill over as it grows. I have also used it in large pots. Because it is mat-forming and durable, thrift is sometimes planted on gravesites, thriving as long as a careless groundskeeper doesn't repeatedly scalp it with a mower.

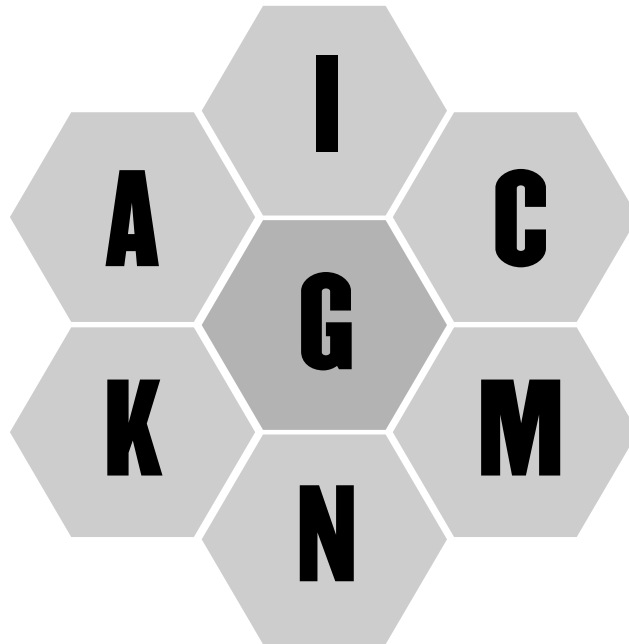
Thrift grows best in full sun to part shade and in well-drained soil. It does not have any particular demands as far as water or maintenance are concerned, but benefits from being divided every few years if it becomes too thick and crowded. It is fairly drought tolerant once established. I do not recommend fertilizing. Candytuft, crocus, thyme, creeping oregano, prostate rosemary, yucca, creeping veronica (speedwell), Cooper's ice plant and creeping raspberry are good companion plants for thrift. Oh to have a large garden where I could plant a whole collection of low-growing plants and create a living quilt!

Another plant, Armeria maritima, also goes by the common names of "thrift" and "sea thrift." I have tried it several times and have not had any luck with it. I think our climate is too hot and humid for it. If you are unsure about what plant you are seeing in a garden center, check the botanical name.

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

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 "panagram," 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 Panagram solution: Janitor

7.23" OF RAIN IN JANUARY

Cabbagetown received 7.23 inches of rain in January 2023.

That's 2.64 inches above the thirty year average.

All of 2022 saw 48.15" of rain

(2.28" below the thirty year average)

CATS OF CABBAGETOWN: FREDDI

By Chelsea and Melissa

If you've walked down Gaskill Street (who hasn't), then you have definitely run into this orange beauty in a bowtie, the subject of this month's column. This month we caught up with Anne and Philip, who live with Freddi, to learn more.

Us: Where did you get Freddi

Anne: We lost our beloved dog, and about two months later a cat showed up on our porch. Philip grew up with cats, but I'm really not familiar with them, or particularly inclined towards them. She stayed on our porch, day and night, for six days. And then I was like "I guess we need to feed her or something." And of course then it was all over.

Philip: We kept getting calls at work from people telling us she was still on the porch! I told Anne, "Whatever you do, do not let the cat in the house," and Anne was like "well, I already let the cat in the house." It's our cat now.

Us: Was she a kitten?

Anne: She's seven! We brought her to our vet to see if she was microchipped and she was! Her previous owner had been a client of our vet, so they called the owner to let them know she was missing. It turns out she used to live in Kirkwood as an indoor cat and then the family had a baby who was allergic, so she was made an outdoor cat. I guess she ran away and ended up on our porch. She had been on the street for awhile. We think our dog sent her to us!

Philip: They got in contact with the family to let them know we had their cat and they told us to keep her. We feed her kibble, but they must have fed her wet food before. Any time she hears a pop top she comes running!

Us: How did she adjust?

Philip: When we first got her she was a little standoffish and would sometimes bite. Now, she's much more affectionate and snuggles with us. We have a routine with Freddi now. She needs her time with us. We will be on the couch watching tv, and she is either on my chest or on Anne's lap. In the morning she's always in Anne's arms like a baby.

She goes in and out all the time. When she comes back in she's hoping for more food to appear in her bowl. She's getting used to being more of an indoor cat again. We're concerned with her being outside at night with the coyote situation, so she usually stays in most nights. Sometimes she will wake us up howling at the door and we have to let her out.

Anne: No one in the family was very happy that I let this cat in but she chose us! Maybe we are really messy eaters and there were crumbs on the porch, but we feel like we were chosen. You have to respect that.

Us: Did you know orange female cats are extremely rare?

Philip: We thought she was a boy, so we named her Freddie, but got rid of the "e" when we realized she was a girl. Only 20% of red tabbies are female!

Us: She definitely has a bustling social life out there. Sometimes I'll walk past her and go to pet her and she's occupied with someone else.

Anne: She also has no fear of dogs. Our daughter who lives around the corner has a dog and she is not afraid.



Ladies and gentlemen, Freddi.

Us: What about the other neighborhood cats?

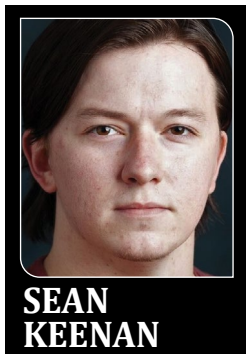
Anne: I think she may be a little tough on Kitten (the subject of COC #4). I haven't seen them actually fight, but I think there might be some issues. Caroline across the street leaves food out for Kitten and I'm pretty sure Freddi is getting all of it. Other neighborhood cats come by to see Freddi. There's a particular black and white fluffy cat that comes by a lot. He's kind of a bully.

Us: Oh, that's Elvis (the subject of COC #7). He has come up a few times in other interviews. Is there anything else we should know about Freddi?

Philip: She really likes her collars.

She is very patient when you put a new one on.

Georgia Lawmaker Wants to Limit Rent Hikes



SEAN KEENAN

State Sen. Donzella James (D-Atlanta) last week pitched legislation to repeal Georgia's nearly 40-year-old ban on rent regulation, so that local governments can curb price gouging at a time when landlords are hiking rents with abandon.

But if Senate Bill 125 earns the unlikely approval of the state's predominantly Republican and landlord-friendly legislature, local rent regulations shouldn't resemble legacy rent control laws that set

price ceilings in hyper-expensive cities like New York, James told Atlanta Civic Circle in an interview.

She said she knows many lawmakers and landlords who hear the term "rent control" picture dilapidated apartment towers filled with lower-income tenants – in other words, concentrated poverty – while landlords fear profits will tumble.

Distinguishing any potential local regulations from that stereotypical New York model will be key to getting the state ban on rent control lifted.

Instead of rent ceilings, James said she envisions capping the rate at which landlords can raise prices each year. "We just have to do something to protect the citizens," she said.

Historically, there has been little appetite for rent stabilization under Georgia's Gold Dome, but James said the financial strain the COVID-19 pandemic has placed on households statewide should make SB 125 appealing to politicians who have opposed similar efforts in the past.

"Everybody knows somebody who has had this problem [affording rent] in the communities they represent," she said of her fellow lawmakers.

What's more, the surge of out-of-state investor interest in housing markets in metro Atlanta and across the state has caught the eye of lawmakers who traditionally align with landlords' interests. They're seeing private equity and hedge funds buy up scores of residential properties, then leave them empty until they appreciate enough to flip or retool them into luxury rentals.

"These owners have no compassion, because they are millionaires," James said. "If they evict the person and can't fill [a unit], they'll just write it off as a tax loss. Other times, they'll just raise the rent on everybody."

James said some of her Republican colleagues have voiced cautious support for the legislation, but none have officially endorsed it.

Atlanta Mayor Andre Dickens has also expressed support for James' legislation and, if her bill passes, local legislation to limit rent hikes.

Dickens has said his administration would consider citywide inclusionary zoning policies – regulations requiring developers to set aside a certain number of affordably priced rental units in new residential projects – if state lawmakers remove the primary barrier, Georgia's rent control ban.

Some rent stabilization critics have said the state law precludes that kind of zoning. Right now, the only inclusionary zones in metro Atlanta are fast-evolving districts where developers receive increased density allowances in exchange for agreeing to set aside a certain amount of affordable units.

The Georgia code currently bans rent regulation very explicitly: "No county or municipal corporation may enact, maintain, or enforce any ordinance or resolution which would regulate in any way the amount of rent to be charged for privately owned, single-family or multiple-family residential rental property."

"I disagree with the state's decision at that time to have a ban on rent control statewide," Dickens said at a press conference earlier this month. "I think jurisdictions can make their own decisions."

This article originally appeared in the Atlanta Civic Circle on February 17th, 2023. atlantaciviccircle.org

\$2,150: AVERAGE RENT IN ATL
 According to Zillow, the median rent for all bedrooms and all property types in Atlanta is \$2,150. That's a month-over-month drop of \$40 and a year-over-year increase of \$138.

AM

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SPRING CONCERT SERIES IS READY TO LAUNCH

By John Dirga

Thursday, March 16th,

7p at Brookshire Amphitheatre, Cabbagetown Park

Slow Parade and Das Kaiser

A cool blade through hot mud, *Slow Parade* melts a century of roots with reverb-drenched feedback over cowboy chords. A cosmic collective headed up by tune smith *Matthew Pendrick*, the music forges ahead into fresh territory, leaving the dust cloud of Americana in the rear-view.

more info: slowparade.org

IG: @slowparade1.

Hipster hillbilly, country punk, "Rock N Whatever" band; Born & bred Atlanta, & formed 2021 by *Willem Kaiser*, his younger brother *Ewan Kaiser*, as well as family friends *Raina* and *Asa Ferguson*.

Their name honors the legendary 80's band formed by their late father. Achingly honest & lyrically wandering almost lost, they're searching for scraps of time, shovel in tow. *Das Kaiser* gonna steal your heart.. and your watch.

more info: daskaiser.bandcamp.com

IG: @thedaskaiser

KING GIZZARD!

By John Dirga

"*Infest the Rats Nest (LIVE)*" by *Daniel Karasek*. *OnlyDans* is a friend group that started in 2022 at *Bonnaroo*. By pure magic, *Daniel Karasek* and *Daniel Shapiro* ended up camping next to each other. Karasek is a music journalist from Atlanta, and Shapiro is a DIY venue owner and musician from Troy. Together, with the help of their friend *Daniel Haskett*, they threw their first DIY festival in Atlanta's Cabbagetown Park in 2022. Now, *OnlyDans* is creating a Gizz bootleg album to fund Gizz-adjacent concerts at the 2023 Caverns residency.

Profits from this bootleg are going towards funding a series of pre-show concerts *OnlyDans* is throwing during the Caverns residency of 2023. The idea is to run the shows on June 1st, 2nd, and 3rd nearby the Caverns in Pelham, Tennessee for folks to check out during the day. *OnlyDans* hopes to fund the entire event through this bootleg vinyl record release. This release will be 500 copies. Each will be hand-numbered /500 and will be a 180-gram pressing.

This bootleg album is a mix of mainly Red Rocks 2022 and Brussels 2019 just for Superbug. The flow of the tracks makes it feel like a true ITRN live show that never was. Information about the recordings can be found below and is what is listed on the King Gizzard bootlegger page. The album artwork was made by Alex Borrego (IG: @brownuiuo).

<https://www.diggersfactory.com/vinyl/281941>

CABBAGETOWN CONCERT SERIES
cabbagetown.com/concerts

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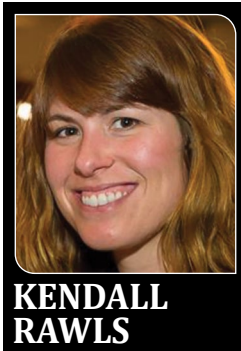
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ATL METRO POPULATION? 6,100,000

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.

FOCCing in the Park



Friends of Cabbagetown Conservancy (FOCC) is hosting a park clean up and beautification day on March 25th and we need your help!

As development in the area continues to increase, the demands on our parks increase as well. This means more maintenance and beautification is needed to keep our parks in great condition.

Join us on Saturday, March 25th, in the park for a day of clean up, beautification, and camaraderie. This event is an opportunity for anyone who loves Cabbagetown and its green spaces to come out and show their support. The day will include planting flowers, pruning, general landscaping, and meeting new friends. We'll provide some tools you need to help with the effort. Plus, we'll have food and drinks to show our appreciation for your help. We hope to see you there!

FOCC is an initiative of The Cabbagetown Initiative Community Development Corporation (CICDC), a 501(c) 3 non-profit corporation. Our mission is to establish a sustainable revenue stream to maintain and enhance Cabbagetown Park, Esther Peachy Lefevre Park, Cabbagetown 3 Points Park, the Wylie CSX Wall and the Cabbagetown Community Center.

Cabbagetown green spaces were created in partnership with the City of Atlanta's Department of Parks & Recreation, but Cabbagetown is responsible for maintaining the parks. So, it is up to all of us to work together and show up for volunteer days to ensure our parks remain safe, beautiful and accessible for all to enjoy. This is why FOCC needs your help! We rely largely on individual donations, grants, community partners, and fundraising events like Chomp and Stomp to fund the maintenance of our parks.

For more about FOCC or to donate visit: <https://cabbagetown.com/donate-to-the-park>

SPRING BLOOMS AT OAKLAND WITH FAMILY-FRIENDLY EVENTS!

By Angie Wynne

March and April are filled with fun, family-friendly opportunities to experience spring at Oakland Cemetery. Phoenix Flies, Atlanta Preservation Center's annual celebration of historic sites, comes to Oakland on March 4th and 17th for an exciting "Geology in the Cemetery" workshop led by Oakland's own director of preservation, Ashley Shares.

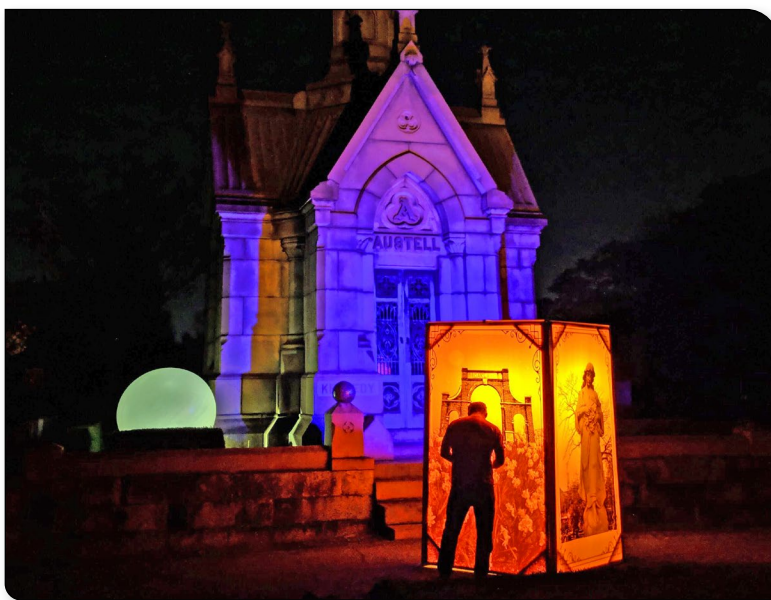
On March 18th, Oakland hosts a kid-centric "Oakland Rocks!" geology workshop and scavenger hunt as part of the Atlanta Science Festival.

Oakland's popular Bell Tower Boutique artisan market will happen on April 8th from 9a to 3p. Join us at the Bell Tower to shop an amazing selection of goods from local vendors.

The largest cemetery run in the country, Run Like Hell, also happens at Oakland on April 8th. This unique evening 5K will wind through Oakland's landscape, showcasing the beauty of spring in the cemetery. Participants are welcome to bring their leashed dogs and strollers to the race, and costumes for both people and pets are highly encouraged! After the 5K, stick around for an awesome after-party hosted at **Republic Social House** right across the street from Oakland.

The Spring Plant Sale, a neighbor favorite, will take place on April 15th with a special preview sale for members on April 14th. Keep an eye out for more Plant Sale details and registration, coming soon.

Atlanta's premier after-dark spring arts event Illumine returns to Oakland April 27th-30th and May 4th-7th. Join us to experience



Illumine returns to Oakland Cemetery in April and May!

unique lighting designs and beautiful art installations highlighting Oakland's arboretum. In addition to exploring the cemetery after dark, guests will also enjoy live music, drinks, and an Oakland pop-up shop. Want to experience Illumine from the comfort of our newly renovated Bell Tower? Our all-new Illumine VIP experience includes exclusive access to the Bell Tower, complimentary sweet treats and drinks, and fun glow-in-the-dark accessories!

As always, feel free to join us on Saturdays, Sundays, and select Wednesdays for a "Sights, Symbols and Stories of Oakland" overview tour, or on one of our many other special topics tours. For information and tickets, visit oaklandcemetery.com.

THE CANINES OF CABBAGETOWN: SOOKIE



KATIE MARQUELING

Editor's note: this was bound to happen. Chelsea and Melissa have created a furry monster with The Cats of Ctown. Now, rookie Cabbagehead Katie (and her husband Christoph) seek to occasionally shine a light on some of our more illustrious canis lupus familiaris.

Sookie awakes before the sun has rises, thanks to her feline brothers, Mushu and Grohl. Excited, Sookie waits for her mom (Camille) to assist her off the much too

high bed before making her way to the kitchen for breakfast. Here, she impatiently waits for Camille to put down the bowl before inhaling her meal.

After she finishes her own breakfast, she cleans the remnants of cat food from Mushu and Grohl's breakfast bowls. Now full, she makes her way back to bed to sleep off her meal and prepare for a day of walks.

Sookie's day resumes when she suspects that Mom is ready to get the day officially rolling. The moment of ecstasy is when she sees Mom putting on her shoes which signals today's first glimpse of the outside for Sookie.

After a quick trip to The Stacks dog run, Sookie lays on the couch and waits for Camille to finish her coffee so they can embark on their big adventure of the day which begins with a stroll over to see the ladies (Damali and Regina) at The Stacks office.

While she loves the attention she gets there, she is ready to leave pretty quick, knowing that a trail of treats awaits. Once Mom is done socializing around The Stacks, Sookie performs the daunting task of leading her mom to every treat location in the neighborhood. Every. Treat. Location.

At her first stop, Future Perfect Massage, Sookie is disappointed that Mom gives her only half a Milk-Bone. Next stop: the house on Gaskill with dog treats. Again, mom only gives her half a treat. Fearlessly, she continues through Cabbagetown Park to **Sweet Cheats.** This is where Camille makes up for the half treats earlier because there is nothing better than Sweet Cheat treats (for man, woman and beast).

On her way home, she visits her friends around Ctown and stops into her favorite businesses – all very exhausting business, so Sookie leans on the support of Camille to carry her until she is ready to walk again. Sookie begrudgingly makes the final turns towards home, she takes her time, sniffing every inch, in no rush to get there. Does every dog do this?



Yup. You guessed it. Ladies and gentlemen, this is Sookie.

Once inside, Sookie stays close to Camille, hoping that she might take her right back outside. Slowly losing hope, she makes her way to the couch, where she waits for signs of her next adventure.

A few hours later, Sookie's mom puts her shoes back on. Elation! Can you imagine Sookie's relief when mom didn't tell her, "Stay, you can't go."

Sookie knows that she will get at least three more walks around the Stacks campus, and she treats each walk like it is her first – and possibly last. We think Sookie hopes for a visit to The Stacks Guard Shack or a quick promenade to the parking deck where she might coax someone into taking her for a ride.

Fulfilled with her adventures of the day, Sookie finishes the night with one more trip to the dog

run. She quickly takes care of business before a-lining it home.

Camille knows the routine all too well by now... there is only one thing Sookie wants now – to be placed on the bed, where she snuggles with her favorite blanket, falls asleep, and dreams about the wonderful life she has, excited to do it again tomorrow.

GEORGIA'S NATIVE SON

Continued from front page

"I had the privilege of meeting President Carter in Albuquerque, when I was 8 years old. He talked to me instead of my parents and asked me if I was a "real Jack" or named John. I told him my name was Jack and I remember him being very humble and kind." Jack Sobel

Barbara Keeney Harper says regarding Jimmy Carter and Habitat for Humanity, "Building houses is really about building better people. No matter if you are on the builder team or receiving a home, you are always a better person being a part of building houses for others."

"While I was not yet born when Jimmy Carter served as President, his legacy as a Former President has been, and continues to give me hope. He is a true statesman with compassion, kindness and clarity and I am proud that he is our native son." Says Ashley McCartney, Attorney at Law.

"Jimmy is a champion of truth and promoter of peace. His commitment to being honest with the American people during his presidency is a showcase in courage. He told us what we needed to hear, not what we wanted to hear. Perhaps if we had listened 45 years ago, we would be living in a kinder, cleaner world today." Brandon Sutton

Jules Stine tells this story...

"I TOLD THE BOY TO RUN."

"Uncle Bob Woodruff to Jimmy in the presence of Billy Sterne, CEO of Trust Company Bank and me.

Jimmy went to Iowa; never wanted for a penny as he sought the Democratic nomination. At the time Jimmy was President of the Democratic Governors Association and, correctly, thought he was the best brain among that group. As a person he was NOT the quiet modest Christian many think him to have been. He was honest, tough and decisive.

Jimmy frightened big money. Reagan knelt before them! Carter made no appointments to the Supreme Court; HOWEVER, he appointed Breyer and Ginsburg to the Appellate Court; they later served the Supreme Court with distinction." Says Jules

Says Cyndi Carpentieri: "I'm proud I got to spend two years on Guinea worm eradication, trying to help achieve his dream. He wants happiness and health for everyone, not just himself. I wish everyone were a little more like him."

Says long-time Cabbagehead Tracy Garvin, "He reminded me so much of my father, they had the same ready smile (my father without the teeth), soft spoken, and Southern gentlemen of the same era. And they were the same kind of "Christians" who walked the walk but didn't wear it on their sleeves. I almost had my picture taken with him (and Lester Maddox!) when he was governor and I was a page at the Capitol but my parents didn't want to wait. To this day, I regret that it didn't happen. I'll miss him and all he represented."

Michael Weldon, Attorney at Law adds "President Carter inspired generations of Americans with his wisdom, foresight, leadership,

and compassion. As a native Georgian, I am grateful that a man from Plains reached international planes of this globe with the amazing affect that put him under Gold Dome and Subsequently in the White House. Legacy is defined by the life President Jimmy Carter. Pour one out, y'all!"



The Carpentieri family with Rosalyn & Jimmy Carter.



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RANDOMOSITY 14

By Kyle F. Bidlack

ACROSS

4. Small business, of a sort?
6. Holy month for Ctown Muslims.
9. Emotionally clingy.
10. Alphabetically first U.S. state.
11. Hair over the eyes.
12. Letters on a car's gearshift.
14. People who get up at the crack of dawn.
16. "Mr. Blue ____" (1978 hit).
18. Recedes, as the tide.
21. HBO's post-apocalyptic series, based on a video game.
23. "Home Alone" boy.
24. The drug acid, by another name.
26. Someone you'd be unlikely to have a beef with?
29. Total disaster.
30. Rapper Rick ____.
32. Movie filmed in Ctown in 2013.
33. The "A" of an M.F.A. degree.
36. Fictional high-end resort on a hit HBO show.

37. "Old MacDonald" refrain.
38. Neighbor of a Norwegian.
39. Pickle juice.
40. On this planet, a day lasts longer than a year.
41. A little lightheaded.
43. Symbol of Pisces.
44. Largest joint in the human body.
45. Forced banishment.
46. Old home movie format.
50. Like the sky on a rainy day.
52. Angel's head topper.
53. ____ of the times.
56. What tennis, basketball, and volleyball all have.
58. Movie set workers.
59. Chain retailer whose name is a direction plus a tree.
62. Rock's Red Hot ____ Peppers.
64. Element whose symbol, Hg, shares no letters with its name.
67. MSNBC competitor.
68. Where maritime laws apply.
69. This currency: ¥.

DOWN

1. Totally crazy.
2. Title word with "Star" or "Storage".
3. How a celebrity might roll up to the red carpet.
5. Some Cabbagetown home garden growings.
7. Sea creature that sailors mistook for a mermaid, centuries ago.
8. Success for a fisherman or wide receiver.
12. Bedtime outfit, for short.
13. Venue for trivia night in Ctown.
15. Stacey of local politics.
16. What hornets and hurtful words can do.
17. Villains, in wrestling lingo.
19. Hospital pictures.
20. Inter-office notes.
21. Ice-T, Ice Cube, Bill Paxton movie filmed in Ctown in 1992.
22. Big name in photocopying.

25. Engines you wouldn't find in electric vehicles.
27. 2016 VinceVaughn movie filmed in Ctown.
28. x and y, on a graph.
31. Hopped up on caffeine.
34. Something you "run out of" when tired.
35. A real mouthful?
36. Taboo color for wedding guests.
37. Six of one, half a dozen of the other.
41. "Wild, wild" place.
42. A playing card, a bed size, or an NBA player.
45. Convention center event.
47. What "it's raining," in an 1980s hit.
48. The "Y" of NIMBY.
49. Slow braised bones at Agave.
50. Word after green, gentle or gas.
51. Casino pair.
54. "____ Lasso" (TV comedy).

55. Product from Nike or New Balance.
57. Word seen on an Hawaii license plate.
58. Marie with two Nobel Prizes.
60. Wine grape variety.
61. Talking Amazon device.
63. Golf hole-in-ones.
65. What's across from "4" on an analog clock.
66. Chicken Noodle Network.
69. Impossible answer to the question "Are you lying?"

WE MUST HAVE FAITH IN EACH OTHER



In 1979, President Jimmy Carter gave a speech that is unthinkable in today's world. He talked about the US having a 'crisis of confidence,' and spoke directly to the American people about the mood of the country and his views on how we could move forward, together. The US was reeling from energy shocks and inflation that dwarf the scale of the inconveniences we feel today. Instead of just addressing the symptoms of these complex issues, he

wanted to get to the root causes of the problems and figure out how to work to make them better.

President Carter listened to people from around the country and took input from various sectors of society to develop common themes and his ideas for addressing the challenges of the nation. The beloved Georgian campaigned for the presidency with a promise to tell the truth, and he delivered in spades during this speech. He was brutally honest with the country, and he even got a bump in his approval rating afterward.

I was fortunate to meet President Carter in 2014 and for a brief couple of minutes, we talked about energy policy and how the things he cautioned us about in 1979 had only become more serious in the decades since. Back then, he warned that there were no short-term solutions to long-range problems, and no way to avoid sacrifice.

The concept of conservation or using less has become synonymous with not being able to afford more in our society. In his remarkable moment of clarity and honesty, the president painted the picture of sacrificing/using less as the keys to more freedom and more confidence – “*a new sense of purpose,*” as he put it. He warned of the trap of self-indulgence, and presciently concluded that “*human identity is no longer defined by what one does but by what one owns.*”

This idea is particularly resonant with me – it brings back memories of 2018 when I made the decision to turn in my leased car and not replace it. For two years, this ‘sacrifice’ resulted in some of the best experiences of my life! The money I saved and the better health I enjoyed through biking everywhere mirrored Carter’s vision. I did indeed have more freedom and more confidence, even if not due to the traditional measures.

From the Oval Office in 1979, America heard that “We’ve discovered that only things and consuming things does not satisfy our longing for meaning.” What a shame it is that more people didn’t listen back then. Pick an issue that’s in the headlines, and almost without exception, if you pull on the thread long enough, consumption is usually somewhere near the root.

Our modern lifestyles are powered by consumption, and the more we consume, the more complicated the web of agreements must be to deliver all of these things. When the things we want are exhausted in our own country (or weren’t there to begin with), we must go get them from other places. This can easily lead to disagreements, financial difficulties, conflict, and even outright war.



Environmental degradation, resource depletion, water shortages and other increasingly crisis-level global concerns are likewise traceable to our consumption patterns. President Carter believed that the problems facing the nation at the time were much deeper than energy prices or interest rates. He sensed that there was a void that many people felt in their spirits and that attempts to fill the void by distractions or purchases would never work.

He professed that we can’t spend our way out of the problem and that “inner strength is the only solution.” He called for the reduction of imports, research in alternative fuels, solar power, using

conservation as a tool, strengthening public transportation, carpooling, etc. These ideas are just as relevant today as they were in 1979.

In last month’s column, I wrote about Cultivating Community. The invitation here is to consider this amazing native Georgian’s legacy and his belief in our ability to come together and think about how our behaviors affect our society as a whole. We live in an interconnected world, and like it or not, we are all in it together.

As the world honors this man’s incredible life and legacy, let us follow his lead by looking inward and considering ways that we can all play a part in restoring the spirit of the broader human family.

“We must face the truth and then we can change our course. We must have faith in each other.” – President Jimmy Carter

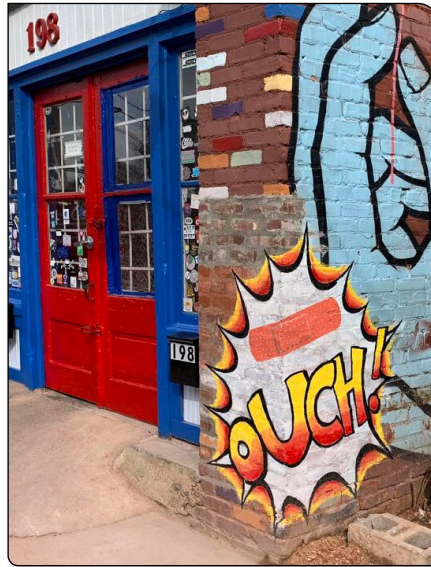
Calamity on Carroll Street

By Kyle F. Bidlack

Another month, another high-speed chase on Carroll Street. At approximately 1:30a on February 4th, a vehicle was chased northbound on Carroll Street. The bad guy lost control of his vehicle and crashed into several other cars, Carroll Street Café, and Little's Food Store.

According to the Georgia State Patrol, a trooper tried to stop a car for speeding on 1-20 West. The driver took off turning north on Boulevard and then heading onto Carroll Street. Authorities say they have identified that driver.

"I was pretty shook up I'll be honest with you because this building is important to me and I think it's important to Atlanta," Brad Cunard explained to *Fox5 News*. "First thing I was thinking when I saw the accident, I can't believe this has happened again. This is the second one, the second high-speed type of accident in the last month," he added.



Luckily, Little's was able to stay open. Brad (owner of Little's) also says insurance should cover most of the repairs. Neighbors donated to assist with any unforeseen expenses, and local hero and renaissance man – Tad Porter – had the brickwork repaired within four days.

Fear not. Dexter The Cat was not hurt, but his perch was smashed to smithereens. Big thanks go out to Lisa Safstrom and *Creative Loafing* for donating a new spot for Dexter to hang out and get (and give) his special brand of love.

That's not all. Emily & Jen –owners of *JenChan's* – hosted a day-long fundraiser on Wednesday, Feb 8th to help with any additional repair costs.

"This is one of the last bits of old Atlanta left, and I want to help make it stay here. So, if the building had been shaken to where we could potentially lose a wall or have it crash down, that was going to be devastating to me." Brad explained.



No injuries to innocent bystanders but a lot of brick and outdoor furniture carnage was cause by one idiot. Photo by Alessandro Marazzi Sassoon.

CNIA MONTHLY MEETING MINUTES

Continued from page 4

7. Financial Report - Jack Cunningham, Treasurer

a. Budget Report & Approval: March meeting the budget will be presented! 2022 led to a successful budgetary year which allows for all these events requested.

b. Prom Budget: Since there was not much on previous costs, \$500 was assigned. With 30 tickets already sold, then we can propose extending another \$200 for the event seeing how ticket sales may increase. This will be presented to the President for approval.

i. Attendee Question: How did CNIA make its money in 2022? The Crawl is traditionally the largest event; Tour of Homes was a big seller and low cost due to volunteers; the Reunion had costs covered through sales and a grant; and the newspaper is high-margin due to bartering for printing by the editor. There was also a request made from CI for revenue sharing for Chomp & Stomp.

ii. Attendee Question: Where does the Friends of Cabbagetown fit into this? CI manages this through a yearly donation to support the fund and Barry could use some help!

8. NPU N Committee Report: John Dirga, NPU Representative

a. APD: Clean Car Campaign continues keep vehicles clear, it's the #1 issue and #1 thing stolen is guns.

b. Fire Dept: Keep your bedroom door closed campaign – if you close your door, your room will be 120^of cooler inside to the outside fire.

c. Executive Office of Neighborhoods that will escalate responses from unresponsive offices. I.e. If an office – like Waste – is not responding, you can reach out to your Councilperson who will then work with this new office to assure the issue is addressed.

d. NPU University: online classes from the Planning Department.

<https://www.atlantaga.gov/government/departments/city-planning/office-of-zoning-development/neighborhood-planning-unit-npu/npu-university>

e. GoPuff request was deferred for 90 days. The Councilperson is working closely with Rtown. It's a liquor license for an app that will use it as a warehouse distribution center of home products like Amazon. Yet the neighborhood questions whether it's a good use of the space, and what could happen if the company leaves and there's liquor retail approval for the space.

9. Concert Series Committee: Chair, John Dirga

a. Concert on March 16th featuring *Slow Parade & Das Kaiser*

b. Cabbagetown.com has an application for all talent interested in participating in any of our events – please spread the word.

10. Murals Committee: Chair, John Dirga

a. Forward Warrior!! is looking for poets and teachers for an experimental project for writing about visual art to extend access to visually impaired individuals and teaching children with Covid learning loss communication skills utilizing art. It's in its infancy. If anyone is interested please send an email to forwardwarrioratlanta@gmail.com

b. Earth Day Cleanup: On April 22nd, we will be organizing an event to clip back the Crepe Myrtles and clean up the paths between our neighborhoods; more to come on this. And then another clean up will happen in October ahead of Chomp & Stomp.

c. Black History Month: We have a video interview with our neighbor, Bertha Wise Jr., who lives on Berean. A trailer is available: <https://cabbagetown.com/krog>

11. Historic Preservation and Land Use (HPLU): John Dirga

a. We will soon be discussing how Memorial development can impact our neighborhood and historic preservation rules. This will be a good opportunity to get involved and the important items on the horizons.

b. Attendee Question: Any news on the pool request on the corner of Pearl and Kirkwood? That applicant pulled their application and delayed the request.

12. Chat Message from Georgia House Rep. for District 59: Rep. Olaley would love to hear from you – if you have any issues, concerns, opportunities and hopes you may have for our community please contact Phil at Phil.Olaley@house.ga.gov or at 404.656.0220

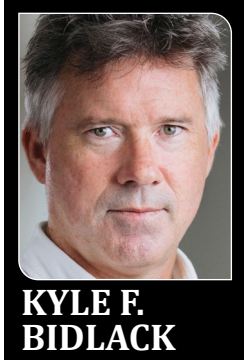
8:41p: Adjourned

JIMMY MEETS JACK



Young Master Jack Sobel (of Agave Restaurant and Black Swan Lane fame) and his mom and dad, meet president Jimmy Carter on October 10th, 1979. Says Jack, "I had the privilege of meeting President Carter when I was eight years old in Albuquerque. He talked to me instead of my parents and asked me if I was a "real Jack" or named John. I told him my name was Jack and I remember him being very humble and kind."

BOLD PREDICTION



**KYLE F.
BIDLACK**

Recently, I was having an insightful conversation with Jules Stine, a good friend of Cabbagetown. Jules was worried about the influx of online sports gambling sites and their marketing strategies.

Jules noted that sites – like *DraftKings*, and *FanDuel* – are luring new gamblers with offers like "bet \$5 and get \$150". His observation was that these multi-billion dollar companies are attempting to lure millions of new, low-income clients with

these offers. His premise was that high-income gamblers would be less attracted/influenced by such an offer.

Jules expressed concern that low-income folks would waste a precious commodity (their cash) on gambling, and – as often happens – they might/would become addicted to gambling. Leading up to the last Super Bowl, FanDuel said it was taking **50,000 bets per minute** at its peak. It is unclear how many of those bettors were low-income folks. DraftKings confirmed that they paid out more than \$175 million in Super Bowl bets, though they did *not* say how much they made. DraftKings spent nearly \$1 billion to attract new customers in 2021.

SO HERE'S THE BOLD PREDICTION:

The United States (and the UK, Germany, Canada, Austria, Ireland, and Malta) will be confronted with a new gambling epidemic within three to five years. The social fabric of said nations will be degraded, the rich will get richer, and the poor will get poorer.

In response, governments will launch probes, and consider restraints on gambling companies; possibly regulating marketing strategies that target certain audiences.

According to *Yale Medicine*, up to 7% of youths develop a gambling disorder, compared with about 1% of adults, and many gambling disorders begin in adolescence. College students also gamble at higher rates than the general population. People who have a parent with a gambling problem are more likely to have problems too.

According to *Florida Family Policy Council* and *The University at Buffalo Research Institute on Addictions (RIA)*, very low income households have an almost 100% higher rate of gambling than the general population.

With all this information in mind, I believe Jules is more right than wrong, and the long-term affects of online gambling – spurred by targeted marketing – will be profound and debilitating.

If you, or someone you know, has a gambling problem, you can call the National Problem Gambling Helpline at 1.800.522.4700.

The network is a single national access point to local resources for those seeking help for a gambling problem. The network consists of 28 contact centers that provide resources and referrals for all 50 states, Canada, and the US Virgin Islands. Help is available 24/7 and is 100% confidential.

ATL: "DREAM CITY"

As reported by Josh Green, Urbanize Atlanta.

*If Powerball wishes and caviar dreams came true, almost one in five Americans say they would prefer to move to Atlanta. That's one compelling (and surprising, perhaps) finding in a recent survey conducted by *Clever*, a real estate data company, that showed 18 percent of people in the U.S. would favoring living somewhere in Atlanta if money were no object.*

That's good for No. 2 on *Clever's* list of "dream cities" – and probably enough to make the "We Full" contingent wince. Sunny, star-studded Los Angeles reigned supreme as No. 1.

The rest of the top five dream locales, according to 1,000 Americans who moved in 2022 and took surveys: Austin (No. 3), Las Vegas, and Miami, respectively. (Respondents were asked to select their top five ideal cities to relocate to, regardless of cost.)

The study's broader purpose was to analyze moving trends as Americans continue to grapple with inflation and ballooning costs-of-living, especially in urban areas, despite a relatively strong jobs market.

For surveyed Americans who moved last year, the three biggest factors driving that decision were to improve quality of life (24 percent), to live in a cheaper area (23 percent), and to get a bigger place (22 percent), per *Clever's* findings. Atlanta could help check each of those boxes, especially compared to coastal metros.

The top five urban areas where these big-city dreamers are actually moving to, however, stack up differently: Austin (No. 1), Raleigh, Orlando, Dallas, and Phoenix, respectively. That's based on *Clever's* analysis of U.S. Census Bureau data – and the percentage of population increase since 2010.

As a state overall, Georgia isn't mentioned as a dream destination, or a place where residents are flooding in or trickling out. (Ironically or not, California was the top dream destination – and the No. 1 state for out-migration.) Florida was the most popular state respondents moved to last year.

And in a blow to urbanist mentality everywhere, the study found that suburbs were a popular destination. Really popular. Of those 1,000 people who moved, 25 percent uprooted from cities to suburbs, while 31 percent switched from rural places to the 'burbs as well.

ATL ADDED 126,400 JOBS IN 2022

According to The Atlanta Journal-Constitution, Metro Atlanta – last year – added 126,400 jobs, accounting for most of the new jobs in Georgia, as the unemployment rate dipped to a historic low, according to the state's Department of Labor.



> Off Market

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PROPERTY TAXES

WE'RE DOING OK, COMPARATIVELY SPEAKING

By Kyle F. Bidlack

According to LendingTree – In general – property taxes in Atlanta are relatively low when compared to other major cities around the nation. Our median real estate tax payment is \$2,134 per year.

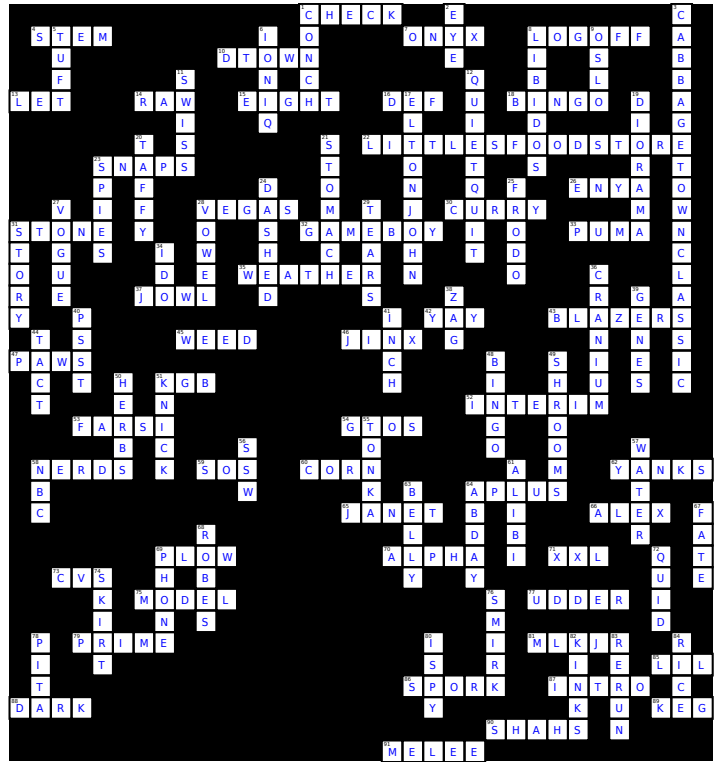
Major metros with the highest property taxes

1. New York City Metro: \$8,602
2. San Jose CA Metro: \$7,741
3. San Francisco CA Metro: \$6,508
4. Boston MA Metro: \$5,775
5. Austin TX Metro: \$5,751
6. Hartford CT Metro: \$5,714
7. Chicago IL Metro: \$5,497

Major metros with the lowest property taxes

1. Birmingham AL Metro: \$909
2. New Orleans LAMetro: \$1,345
3. Louisville KY Metro: \$1,563
4. Indianapolis IN Metro: \$1,591
5. Phoenix AZ Metro: \$1,611
6. Nashville TN Metro: \$1,627
7. Memphis TN Metro: \$1,654
8. Las Vegas NV Metro: \$1,670
15. Atlanta GA Metro: \$2,134

The solution to last month's "Randomosity 13" 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!



MULTI-FAMILY

For Sale **Price**
None this month.

LOTS

For Sale **Price**
None this month.

COMMERCIAL

Pending **Price**
678 Memorial Dr. \$490,000

HOUSES

Closed **Price**
165 Savannah St. \$360,000
149 Berean St. \$416,000

UNDER CONTRACT

CONDOS & LOFTS

The Stacks **170 Blvd**
Under Contract
Loft H130 \$499,900
Loft H212 \$390,000
Loft E008 \$375,000
791 Wylie #1103 \$349,000

Closed
Loft H514 \$556,000
Loft H124 \$435,100
Loft H102 \$401,900

CONDOS & LOFTS

For Sale **Price**
The Stacks **170 Blvd**
Loft E412 \$950,000
Loft H114 \$390,000
Loft H308 \$385,000
Loft H226 \$376,900



agave



cabbagetown 242 boulevard s.e. 30312 404.588.0006 agaverestaurant.com

celebrating our 23rd year in cabbagetown

DINE OUT FOR A CAUSE



*Sunday,
March 12*

4-10 P.M., AGAVE AT
242 BLVD. SE, ATLANTA

A portion of the proceeds will go to Cody Alcorn's fundraising for the Alzheimer's Association.

Join us for a fun evening at Agave Restaurant as we help Cody raise money for the Alzheimer's Association. He's a part of the 2023 cast for Dancing Stars of Atlanta. Ahead of the competition, his goal is hit \$50K. As so many have, Cody has personally seen the impact of this disease not only on families but caretakers as well. His grandmother suffered from the disease for close to 12 years until her death on Valentine's Day in 2009. Cody's grandfather, who owned/operated a real-estate company, also took care of his grandmother almost solely by himself during her 12-year battle with the disease. The money raised on Sunday, March 12 at Agave will offer help and hope to the more than 6 million Americans living with Alzheimer's. Please join us for a fun night but also to help advance critical research.



alzheimer's association
dancing stars
of Atlanta




To Vote, Please VISIT bit.ly/3f2C3rW

Come Join us for Our Next Charity Dine-Out on Sunday, March 12th!

Spring is in the air and our chefs are busy creating exciting new dishes for the season! And, based on the weather, join us for al fresco dining on our covered patio with friends and family.

*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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