

Cabbagetown

NEIGHBOR

Cabbagetown Neighborhood Improvement Association
Volume Twenty-four • Issue Number Nine • September 2015

"The greatest glory in living lies not in never falling, but in rising every time we fall. ~ Ralph Waldo Emerson

Neighborhood Meeting

The next neighborhood meeting will be held on Tuesday, Sept. 8th, 7p at the Cabbagetown Community Center.

Agenda

6:45p: Networking and Snacks

7p: Meeting Begins

1. Welcome and Announcements
 2. Valencia Hudson – City of Atlanta
 3. Lt. Floyd – Atlanta Police Department
 4. Approval of August Minutes
 5. Financial Report
 6. Committee and Other Reports
 - Public Safety/Neighborhood Watch – Peter Knudsen/Mitchel Watkins
 - CI Connect – Barbara Harper
 - NPU – Ed Lindahl
 - GEM (Formerly Memorial Drive Visioning Committee)
 - Historic Preservation/Land Use – Matt Wise
 - 700 Memorial Drive
 - Mollie Street vacant lot
 - Hospitality Committee – Karen Russian
 - Parking Committee
 7. Bylaws Amendments
 8. Voting and Membership
 9. New Business
- Adjournment

Final August minutes will be adopted at the September meeting.

The Community Center is located at 177 Estoria Street. If you have an item to add to the agenda, please email cniaboard@gmail.com.

To be, or not to be...



ED LINDAHL

Friends and neighbors, I invite you to slip into a sultry, underground news update like no other. That's right, it's time for the latest word on the *Krog Masquerade!*

For those of you who are new to the hood, this event is an "avant-

garde", "European style" masquerade ball that is scheduled to take place the evening of October 17th in our very own "iconic" Krog Street Tunnel.

The event first took place last year and caused quite a storm amongst residents of Cabbagetown and Reynoldstown, who were annoyed with the organizers' high-handedness and lack of transparency. Local street artists who ply their trade in the tunnel, were furious that the free public work they produce was being co-opted for private* profit.

The Georgia Foundation for Public Spaces (GFFPS) has filed the permit paperwork for the event with the City and it's currently going through the review and approvals process. An important requirement for any event organizer is to appear before the Neighborhood Planning Unit where the event will occur to present their plans to the public and to address any questions about the event. NPUs meet monthly and the applicant so far has missed two opportunities to appear before NPU-N, of which Cabbagetown and Reynoldstown are members.

GFFPS was initially on the July NPU-N agenda but they cancelled the day before and were pushed to August. They missed the August meeting with no notice. The September meeting should be their last opportunity to meet the obligation for an appearance in order to get their permit.

GFFPS has also shown little-to-no inclination to appear at neighborhood meetings in either Reynoldstown or Cabbagetown to present their plans and address concerns. This is not a requirement of the process but event planners try to get buy-in from affected neighborhoods as a show of good faith.



Krog Tunnel: The epicenter of debate.

Last year, GFFPS visited a CNIA meeting in advance of the event but did not appear before the Reynoldstown Civic Improvement League. This year, they've made no effort to attend a meeting in either neighborhood. Members of the combined community have attended the last two NPU-N meetings to pose questions to GFFPS, only to go home with concerns unanswered. CNIA will continue making efforts to get them to appear at an upcoming neighborhood meeting.

** GFFPS is a 501(c)3 non-profit corporation but there is little clarity about the use of the funds they generate. For more information, visit: <http://tinyurl.com/pyxqg67>*

Thanks Karen!

Karen Russian has served as our CNIA Hospitality Chair since April 2012, and is a big reason why new Cabbageheads feel so welcome when moving here.

Thanks for all you do Karen!

Crime Report
See Pg. 11

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, and ads to: newsletter@cabbagetown.com. Previously published issues are available for download under the CNIA tab at www.cabbagetown.com.

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Newspaper Distribution

The Cabbagetown Neighbor is distributed the weekend before the CNIA meeting (the second Tuesday) each month to the residents of Cabbagetown. If you have any problems related to Receiving your newspaper please contact the newspaper editor at newsletter@cabbagetown.com

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ADVERTISE WITH US

Advertising with the *Cabbagetown Neighbor* is an inexpensive way to reach over 650 homes in the Cabbagetown neighborhood including the residences of *The Stacks Lofts*. It is also a great way to support the CNIA and the publication of this newspaper. Visit the CNIA website at www.cabbagetown.com or write the editors at newsletter@cabbagetown.com for more info.

ADVERTISING RATES

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

Classified ads are 25¢ a word for non-residents. Classified ads of 25 words or less and announcements are free of charge to Cabbagetown residents.

President's letter

By Katherine Dirga, President, CNIA



**KATHERINE
DIRGA**

Well, we made it through August, Cabbagefriends. We got a little break in the weather, even, to remind us to enjoy these last few weeks of summer before heading into one of Atlanta's best seasons.

Fall in Atlanta brings us out on our porches and has me daydreaming about bonfire nights. Right up until it actually gets cold and then we all

turn grumpy. But those days are still a ways off and this is the golden hour of the year.

Speaking of gold... neighbor gold that is, your Cabbagetown Neighborhood Association officers and a few neighbors turned up a few weeks ago to review the Cabbagetown Bylaws. The group made some recommendations they hope will either streamline or clarify processes, and I've included them here in the newspaper for you guys to review. We'll vote on them at the September meeting. We'll also have copies of the existing bylaws for you to look over while we discuss the proposed changes.

Since we were all there in the same room together, a few other things came up that we thought were important. I've said that one of our main goals this year is getting more neighbors involved and informed. To that end, we came up with a few ways to notify neighbors of meeting dates as well as to make announcements that we hope will be effective.

There was also a sense that we need to talk as a neighborhood about a process around membership and voting at the Neighborhood Meetings. As development ramps up and as our membership grows, the time to set a plan in place is now, not after things get complicated, and not as a reaction to an event. So we've come up with an idea to manage this and we're going to share all of this with you at the September meeting. *See you there!*

Autumn Arrives Sept 23rd

The Autumnal Equinox marks the arrival of Fall.

On September 23rd, day and night are each about twelve hours long. The Sun crosses the celestial equator going southward. It rises exactly due east and sets exactly due west.

The first day of winter will not arrive till Tuesday, December 22nd.

The Old Farmer's Almanac predicts a colder and snowier winter for Cabbagetown and Atlanta this year.

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Cabbagetown Neighborhood Improvement Association: General Meeting

Tuesday, August 11th, 2015, 7p at Cabbagetown Community Center Meeting conducted by Katherine Dirga. Minutes recorded by Jocelyn Chen Wise.

1. Welcome and Announcements

- a) There will be a meeting welcoming community feedback on the Beltline on August 17th, 2015 from 6-8 p at **Park Tavern**.
- b) September 24th, 2015 from 11a - 6 p will be the 20th anniversary of the Reynoldstown Neighborhood Festival (aka Wheelbarrow Festival). They are hosting a "Throw Down" 0.5K race, kids activities, bounce house, food trucks, and lantern making (Sept 24th coincides with lantern parade). Race at 2p. Funds raised benefit the Friends of Land Carson Park, Civil Improvement League, and a Wonderroot project called "What are people for?"

2. Approved minutes of July meeting

3. Treasurer's Report - balance at end of July is \$9,089. Expenditures of \$750 for the Cabbagetown Neighbor newspaper.

4. Valencia Hudson, City Council Liaison

Resident reports that there is no street sign when coming off Memorial Drive.

5. Greg Jifrida, Central Atlanta Progress

Greg Jifrida was one of the original **GA Tech** students who worked on *Imagine Memorial Project*, an effort to look at all projects on Memorial and bring them together. He is in a new position under *Central Atlanta Progress* to continue this work as it is under consideration by *Atlanta Regional Commission (ARC)* and the city. *Livable Centers Initiative* through ARC has a long-term plan for smart growth of a particular area, which may become eligible for federal transportation dollars that can be used on crosswalks/sidewalks. They are building an advisory committee, which will include two Councilmembers, donors, and neighborhood representation. Continued input from neighborhoods is encouraged. Review the *Imagine Memorial Plan* and submit comments at Natalyn Archibong's website: citycouncil.atlantaga.gov/5.htm.

6. Atlanta Police Department, Lt. Floyd (Zone 6 Precinct)

Since last month, police added more resources to this area and saw a slight trend down in crime. There was a robbery at gunpoint on Kirkwood, involving a white or silver small compact hatchback. There were five residential burglaries, with perpetrators caught in two of the crimes.

No updates on Krog Masquerade but will have more police presence on both sides of the tunnel. Please direct complaints about the Masquerade to the Mayor's office.

7. Eric Nunn, CI Update and Call for CI Board Member

CI raises and disperses funds for neighborhood, namely through the Chomp & Stomp Festival. Some of CI's projects include:

- Possible proposal for a Cabbagetown History Center on Carroll St.
- Building a pavillion in Esther Peachy Park – plans have been finalized and the goal is to have construction done in time for Chomp.
- The Kitchens of Cabbagetown cookbook is also being finalized and will be sold at Chomp.
- CI approved funds for a Halloween fundraiser, which will include a

bar crawl and artist market.

- CI has been treating mold in the community center in partnership with a city contractor

Meetings for CI are every Monday at 7p. CNIA provides two board members of CI - one is the CNIA President and we need one more. Benefits of being a CI member: Doing meatier work for neighborhood, seeing where the money goes. Paul Freeman volunteered and was unanimously voted in.

8. Bylaws to be Reviewed

Open to public meeting this Saturday, August 15th from 10-12 at the Cabbagetown Community Center will be reviewing neighborhood bylaws. Will be looking at rules around membership, officer term limits. Current bylaws are on cabbagetown.com.

9. Public Safety

No news

10. 97 Estoria Announcement

97 Estoria is hosting a monthly pop-up party and donating proceeds to local causes. First event generated \$200 which went to CRISP. Sunday, Aug 16th at 12-7p will include a pop-up slip & slide sponsored by **Cayrum**.

11. Ed Lindahl, NPU Update

The Parks Officer discussed the Esther Peachy 4th of July incidents, saying "it won't happen again." **Krog Masquerade** organizers didn't show up at the last NPU meeting "due to illness." Neighbors discussed the proposed Krog Masquerade with Office of Special Events with Reynoldstown, Cabbagetown, and Inman Park all voting unanimously against event at their respective neighborhood meetings. The NPU write-up was posted on Nextdoor.com. The Krog Masquerade will be back on agenda for August. Send comments to Cheyenne Woodward at CWoodyard@atlantaga.gov. Katherine Dirga reached out to Randall Fox and Karen but didn't get a response. They must appear before NPU within 45 days of event. The Cabbagetown letter to Mayor's office will be shared with neighborhood

We need a representative to Eastside Tax Allocation Board, which gives input into how financial resources are used for various projects. Libby Quattrochi cannot participate. Barton Hodges volunteered and was unanimously voted in.

12. Matt Wise, Historic Preservation

Subdivision on Kirkwood and Pearl (Robert Reed, Adam Stillman) Their UDC hearing was deferred. West and central lot residences have not changed, will both have its own 7 foot wide driveway. Corner residence will be deferred at UDC hearing tomorrow to allow time to review reference photos and materials.

HP Board Opinion: Write letter to UDC acknowledging Adam and Reed, who have worked diligently with the neighborhood, the design of their houses fit in well, but don't want to give full support because 7 foot wide driveways are not ideal and would better support shared driveway. Staff reports from UDC are basically in favor of project already with same concerns about driveway. Motion made and unanimously approved.

Continued on page 8.

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CNIA Bylaws

Article I – Name and Purpose

1.02 The purpose of this organization is to bring together neighbors to inform, strengthen and improve our historic neighborhood. The organization serves as Cabbagetown’s voice to City of Atlanta administration

Article III -- Meetings

3.01 Regular membership meetings of the Association shall be held on the second Tuesday of each month at the Cabbagetown Neighborhood Community Center. Unless otherwise provided herein, notice stating the date, time, place and agenda of the regular membership meeting shall be published not less than seven calendar days before the date of each meeting. Publication of meeting notices on the Association’s website, in the Cabbagetown Neighbor, fulfills the requirements of this Section and will be the ordinary means of such notice.

3.05 Except as these bylaws provide otherwise, special notice shall be given in the manner set out in Article III, Section 3.01 identifying in as much detail as is practicable any motion proposing:

- (a) approval of expenditure of funds beyond \$500 not expressly provided for within the annual budget of the Association,
- (b) approval of a requested change in zoning,
- (c) review and approval or denial of any proposal for a Certificate of Appropriateness as heard and reviewed by the Association’s Historic Preservation/Land Use Committee
- (d) any motion proposing an amendment to these bylaws
- (e) liquor license applications
- (f) changes in business licenses

Article IV -- Membership

4.01 (b) Business representation: A business owner or owners, in possession of a current City of Atlanta business license with a Cabbagetown address, may specify a single designee, which may be the business owner, to represent the interests of and vote on behalf of said business. If a business owner and a designee both attend a meeting, they cannot both cast a vote. The business owner(s) must complete a membership form for the Designee, which, if approved, will confer membership status to the individual by the same process as an individual qualifying under 4.01(a)(1) or 4.01(a)(2). A business may have only one designee at a time and the designee is the only individual allowed to represent that business. A business owner may designate themselves.

(c) Neighborhood delineation: The Cabbagetown Neighborhood shall mean that area as defined by the City of Atlanta bounded on the south by the center line of Memorial Drive and on the north by Hulsey Yard, on the east by the center line of Pearl Street, and on the west by the center line of Boulevard.

4.07 New membership forms will only be made available at CNIA meetings. Proof of residence may be required. The neighborhood membership roster will be made available at each CNIA meeting.

Article V – Officers

5.01 The officers of the Association shall be a President, Vice-President, Secretary, and Treasurer. The officers shall perform their

Continued on page 9

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Where ya been? Where ya going?

A Celebration in the Land of the Maya

By Tom Deardorff



**TOM
DEARDORFF**

Felicia and Jason Pedersen live in the Stacks here in Cabbagetown. They have been a couple for about four years and they got married just a little over a year ago.

This Spring, they started talking about how to celebrate their first anniversary. You have to understand: They are romantics – serious romantics. They love to travel and have done a fair amount.

They both love history and culture. They

both love nature. They both love great food. So they wanted to take a trip that would check all those boxes.

It took some serious research, but that's part of the fun of a trip. They finally decided to go to the Yucatan peninsula of Mexico.

Neither of them wanted to do the Cancún thing: Too commercial, too "touristy". So they decided to go to the ruins of Tulum – about two hours down the coast from Cancún.

After a lot of searching, they found the perfect place: **Hotel Diamante K** in the national park of Tulum.

It turned out to be everything they wanted. The little palapas are right on the beach looking out on the breathtaking blue waters of the Caribbean.

It's called an eco-lodge. It's not an all-inclusive luxury resort. Felicia says it's a little on the rustic side *"and that's exactly what we wanted"*. Because this small resort is inside the boundaries of the park, they have to follow the conservation guidelines. That means the lights go off at 11:00p This is partly because there are nesting turtles along the beach and they get confused and disoriented if there are lights shining from the cabins.

Jason said it was really romantic to use candles and oil lamps at night; to not have a big AC unit humming; to have no TV. They slept with the doors and windows open and enjoyed the breezes coming off the ocean and the crashing of the waves. There were plenty of great restaurants serving fresh-caught seafood within walking distance of the lodge.

But they wanted something really special for their first anniversary. With the help of the manager at *Diamante K*, they found a Mayan shaman and arranged for him to be the celebrant in the renewal of their wedding vows right out on the beach. It was a moving and meaningful ceremony complete with the blowing of a conch shell, a variety of flowers and symbols, some Mayan chanting and praying. *"It was the best way possible to celebrate our first year of marriage"*, said Jason. At the end of their ceremony they threw some of their flowers onto the rocks along the sea. Felicia said: *"The next morning I took a walk down to the rocks at the water's edge and there were two iguanas feasting on our flowers. I decided they must be male and female – celebrating as well"*.

In addition to exploring the ruins at Tulum, the twosome drove to the Mayan city of Coba. Archaeological restoration work has been going on there continuously since the early 1990s.



Jason and Felicia Pederson renewing their wedding vows in Tulum.

They spent the whole day climbing the Yucatan's highest pyramid, Nohuch Mul, and swimming in the cenotes which are natural sink holes where the limestone bedrock has fallen in to expose crystal clear ground water. There are some 7,000 cenotes on the Yucatan peninsula.

"We checked all the boxes," said Felicia. *"It was everything we wanted it to be and more."* Said Jason: *"I've done a pretty fair amount of traveling, but this was the best vacation ever. It's gonna be hard to top it."*

But the couple is intend to try topping it. This Fall they are taking their Moms to Europe – Italy and the Bordeaux region of France. Felicia is excited. Her Mom has never been out of the U.S. Bet they'll have more great stories to tell when they get back.

More Minutes

228 Powell, Ellen Hunter and Brandy Morrison: Proposing building a 750 sf office space facing Gaskill. Main concern has been parking, it will house a business that operates during daytime hours. Obtained a month-to-month shared parking agreement with church across the street to meet conditions for 4 parking spots. Parking agreement must be renegotiated any time there is a change in occupancy/tenant. Nextdoor neighbor's concern: no way to enforce these business and parking conditions into future, there is already one business on property.

HP Board Opinion: Homeowner has worked diligently with neighborhood. Notes that other small businesses in that area have closed and is in favor of a small business coming back in. HP recommends to neighborhood a letter of support. Motion to support project proposed and passed 11:10.

218 Berean: Suzanne presented plans for a two story single family, shotgun house identical to 216 Berean (a historically contributing structure), proposed plan requires variance on lot between 216 and 218 for shared driveway. Already have an easement with 216 Berean. Plans on submitting to UDC Sept 9 hearing. HP Board Opinion: Very supportive. Motion made and unanimously passed.

700 Memorial: Architect working with Enfold Properties are beginning to mock up plans for 700 Memorial (about a quarter of the GEM area). There are no plans at all yet but are considering building 50 units. Will continue to work closely with HP and GEM.

700 Gaskill: 700 Gaskill is on the UDC agenda to ask for variance on existing siding (wood textured hardiplank). HP has written letter deferring to UDC guidance on the issue.

13. Sept 18th New neighbor "Roll Call" party. It'll be at the home of Lisa Myers, 194 Powell Street, BYOB!

14. Rachel Peric, Gaskill Estoria Memorial (GEM)

A slice of GEM has been lost to the developer. Their Survey Monkey survey has gotten 100 responses already on neighborhood interest in use of the GEM area.

15. Katherine Dirga, Parking Update

Committee has in touch with Heather Alda from Center Forward, an urban planning organization currently working on Lavista/Lindbergh neighborhood on traffic issues. Suggested doing an initial meeting with Parking and Traffic Committee to lay out the issues and hear neighborhood concerns then develop a high level action plan. In future, will probably apply for grant to implement plan over time. Heather is LEED certified. Part of her scope will be to review previous parking study done by Steve Williams. Motion made to continue discussion with Heather Alda, passed.

16. New Business

None

17. Meeting Adjourned.



A little birdie mentioned that a new toyshop is coming to Glenwood Park in September.

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CNIA Bylaws continued...

duties to the best of their ability, and as prescribed in these bylaws. The term of office shall be one year and an officer may only serve in the same role for three consecutive terms.

5.02 Functions of the Officers

(d) The Treasurer shall keep all financial records, receive all monies, sign all disbursements, and recommend action concerning the Association's financial affairs to the membership. The Treasurer shall be responsible for monitoring budgetary limits on disbursements, and reporting receipts and disbursements by each committee at each regular meeting as part of the Treasurer's report. The Treasurer shall also be responsible for the annual filing of Form 990 or any currently required documents with the U.S. Internal Revenue Service and the Georgia Department of Revenue, and for renewing the Association's annual registration with the Secretary of State of Georgia. The Treasurer shall be authorized to transact any business with any financial institution in which the Association deposits funds in its control, to sign checks or other financial instruments on behalf of the Association, and to conduct such other financial business of the Association as directed by the Membership. The Treasurer may write checks for amounts greater than \$500 not expressly provided for within the annual budget only when the President acts as a second signatory.

5.03 Nominations for officers and committee chairpersons will be made at the regular membership meeting in February and at the Annual Meeting in March, with the election to be held at the March meeting. Officers and chairpersons must be members of the Association. No person is eligible to be elected as an Officer unless they have attended at least three previous Association meetings within the previous twelve months. The term of office shall be one year and shall run from the close of the Annual Meeting through the Annual Meeting of the following year, or until their successors have been elected. Any officer may serve three consecutive terms in the same position. After a period of one year or more, the individual may run for that position and shall again be limited to two consecutive terms. A three year consecutive term limit applies only to Officers, not Committee Chairs. Officers are subject to the term limits in place at the time of their election.

Article VI - Executive Committee

6.01 The Officers of the Association, along with the NPU-N Representative, the chairperson of the Historic Preservation/Land Use Committee shall constitute the Executive Committee. The Executive Committee may also include up to 3 members at-large.

6.03 Regular meetings of the Executive Committee shall be held at a time and location at a frequency no less than quarterly. Notice in Cabbagetown Neighbor and an announcement on the Association's website, stating the date, time, and place of regular Executive Committee meetings, shall be published no less than seven (7) days before the date of each meeting. Special meetings of the Executive Committee may be called by the President. Except in exigent circumstances, at least three (3) days notice of any such meeting shall be given to the Association's membership. Executive Committee meetings shall be open to all Association members for observation.

Article VII – Standing Committees & Ad Hoc Committees

7.02 Each Standing Committee shall be composed of a chairperson elected by the committee membership and at least two additional volunteer members of the Association, unless otherwise prescribed by the Association. Standing Committees and Ad Hoc Committees should create their own written requirements for voting membership and submit to CNIA for review. The chairperson of each Standing Committee is responsible for maintaining records of all business coming before the committee, all correspondence, all recommendations to the Association, and for the transfer of records to their successor. A copy of all correspondence and agreements shall be made available to the Secretary of the Association. Documents and updates to the Committee shall be sent to the Communications Committee for appropriate postings on the Association's website and made available to the community.

Article VIII – Contracts, Loans, Checks and Deposits.

8.03 All checks, drafts, notes, orders for payment, or other forms of indebtedness for the amount of \$500 not expressly provided for in the annual budget or more require a second signatory.

Article X – Parliamentary Authority

10.02 The CNIA President or presiding officer will break ties.

Article XI – Conflict of Interest

11.01 A conflict of interest is defined as any member or a related person having a beneficial financial interest in or related to an action effected or proposed to be effected by the Association and that interest is of such financial significance to the member or the related person that it would reasonably be expected to exert an influence on the member's judgment if the member were to vote on the transaction. A related person means the Member's spouse or partner (or a parent or sibling thereof), child, grandchild, sibling, parent (or spouse or partner thereof), and any entity (other than the Association) of which the Member is a director, general partner, agent, employee or employer.

Article XII - Removal from Office

12.01 Any member, chairperson, or officer may be suspended or removed from office or from the official membership roll for cause, by making a motion and receiving a two-thirds (2/3) majority vote of the Association membership in attendance at a regular membership meeting, provided that such cause must have been presented as a resolution to impeach at the regular membership meeting immediately prior to the meeting at which the vote occurs. During the suspension or removal process, the member, chairperson, or officer must give up any access to Association bank accounts for the suspension period.

Article XV – Seal - PROPOSE TO REMOVE

15.01 The Board shall provide a seal which shall be circular in form and shall have inscribed thereon the name of the Association, the state of organization, and the words "Corporate Seal".

Article XVII – Dissolution

Upon dissolution of this organization, all remaining assets shall be distributed to an organization qualifying as a non-profit organization upon majority vote of the membership of the CNIA.

The existing bylaws can be found at Cabbagetown.com

The rear view mirror

By Kyle F. Bidlack

Prostitutes, dog attacks, Bocce & The Spanish Armada, and souless yuppies. This was all a part of our Cabbagetown history in the the month of September in years gone by. Here's a look back.

1993

CNIA elected their first-ever board members. Serving as President was Carolyn Edwards. Vice-President was Gordon Fulmer. Ronnie Edwards was our Recording Secretary. Daniel Bogdan served as Corresponding Secretary. Rhoda Copus was elected Treasurer. And Helen Allen was our NPU Representative.

Back then, meetings were held at the Friendship Baptist Church at the corner of Gaskill and Tye. Big items on the docket were the deteriorating conditions at the Fulton Cotton Mill, development along Memorial Drive, and the prospect of a major grocery store near or in our neighborhood.

1994

Cabbagetown was beginning to make a concerted effort to eradicate our neighborhood of crack houses, prostitutes, and criminals. 156 Pearl Street was a trouble spot back then: A weekend raid yielded several drug-related arrests, the recovery of stolen vehicles and the recovery of stolen goods. Scantily dressed women trying to lure attention with "Hey baby, want a date?" propositions, were also arrested.

205 Pearl Street was also notorious back then. It had a history as a location where prostitutes and marijuana were readily available.

2002

On the corner of Gaskill and Iswald, an unleashed dog attacked and killed another dog that was leashed. Animal Control picked up the killer-dog and the owner was given a citation.

Little's was broken into and ransacked. A bad guy entered a home under renovation and robbed the workers on-site. Upon leaving, the bad guy fired a gun at the workers. No one was hit. The same bad guy later entered a Cabbagetown apartment and attempted to steal a bike and attempted to stab two male residents. The bad guy was subdued and held till police arrived. 597 Tennale was on the market for \$129,900. **Zillow.com** lists it's current value at \$228,000.

2003

CNIA hosted it's first monthly meeting at the newly acquired Cabbagetown Community Center (formerly known as the "Sheltering Arms" building). Back then, neighbors were asked to bring their own chairs to the meeting or be prepared to sit on the floor. 171 Powell was for sale at \$118,500. Today's value is \$397,695.

2004

Reverend David DeChant was writing about how Sir Francis Drake and the English handed the Spanish Armada a crushing defeat. Seems Sir Francis was playing bocce when informed of the approaching Armada, and said "There is time to finish the game AND

defeat the Spaniards too." Back then ol' Rev was a bocce player too, but he and his team (called "P'tonky Honkies featuring Maurice") played on the mean street of Estoria, on asphalt, not grass.

The Chameleons UK (featuring Jack Sobel) performed a spirited night-long set at **Agave Restaurant**.

2005

805 Kirkwood was on the market for \$159,900. Today it is valued at \$437,000. VJ Ramachandran was trying to rally support for a Cabbagetown internet radio station called "Shotgun Radio."

2006

Tim Sullivan interviewed Betsy Riehman because she was our newest Cabbagehead at the time. Betsy was looking forward to renovating her house, and transitioning from Ultimate Frisbee to croquet (not bocce in the street).

2007

Tim Sullivan had pen in hand again. This time he wrote a letter to the editors of the AJC, in response to an article they did on Cabbagetown which praised the old-time residents but called the new homeowners a bunch of souless yuppies. Tim artfully, forcefully, articulately, and accurately jumped to our defense. Lisa Hanson and Maria Locke were getting ready to officially open "**Cabbagetown Market**".

2009

Michael McPherson first identified a problem with the CI Treasurer (Robert Wood). A story that would continue to unfold for over a year. Loft H406 at **The Stacks** was on the market for \$159,000. Today it is valued at \$218,365. George Berry was busy building 30 classroom tables for the **Ron Clark Academy**. **Milltown Tavern** added a cardboard recycling container for all Carroll Street businesses to use. **Cabbagetown Market** was gearing up for a pig roast.

2010

Michael McPherson and Jason Snyder got the owners of the Estoria Street triangle, to donate the property to our neighborhood.

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CRSP: July Crime Report

By Christopher E. Adams

July 1st, between 11:20a and 11:30a on Moreland Ave SE (Reynoldstown). Employee attacked by acquaintance.

July 3rd and 19th, between 12a - 3:19p on Memorial (Reynoldstown). Bicycle taken from shared bicycle storage.

July 8th, between 11:00a - 1:28p on Boulevard DR NE (Reynoldstown). Packages stolen off of porch. Camera captured incident. Subject identified. Officer Shaver located the subject and the subject was arrested on warrants for mail theft.

July 10th between 11:30p and 11:45p on Wylie St (Reynoldstown). Person jumped by two males. Wallet taken.

July 13th at 10:35p on Wylie St (Cabbagetown). Individuals robbed while walking down the street.

July 15th and 16th between 9p and 7a on Estoria (Cabbagetown). Items in vehicle on backseat. Window broken. Items taken.

July 23rd between 11p and 11:30p on Moreland (Reynoldstown). Person shoplifted in presence of officer. Arrested for shoplifting and disorderly conduct.

July 24th, between 2a and 3a on Boulevard Dr (Reynoldstown). Vehicle parked on street. Gone in the morning.

July 25th at 7:10p on Manigault (Reynoldstown). Two groups of individuals in an argument. All known to each other. No arrest.

July 25th, between 3:30a - 3:40a on Moreland (Reynoldstown) Victim reports that males took cash out of his shirt pocket, while distracted.

July 27th and 28th between 5p - 8a on Estoria (Cabbagetown). Window broken. Laptop taken.

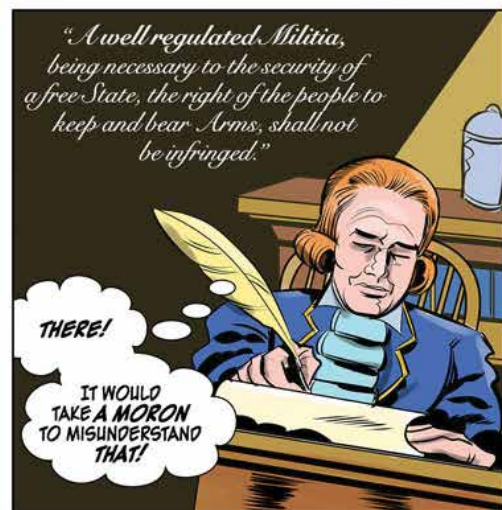
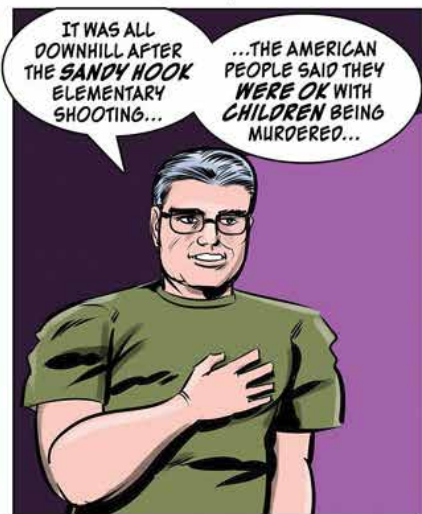
July 28th and 29th btwn 9p and 7a on Manigault (Reynoldstown). Attempt to steal vehicle. Passenger lock and ignition damaged.

GRUMBLES

THIS WEEK'S TRUE EPISODE:
SURE AS SHOOTIN'!

ART & STORY BY
JAMES BURNS

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GRUMBLES6UY ON TWITTER

HTTP://GRUMBLES6UY.TUMBLR.COM

Got a question, great idea, or major malfunction?

Talk to your Neighborhood Board directly.
Cabbagetown Neighborhood
Improvement Association
email: cabbagechat@gmail.com

**Emails will be returned
within 24 hours.**

Draw for Romp!

By Heather Bradley

We're upping the ante. And all in the name of a great, local design for Atlanta's most coveted race T-shirt.

The 2015 Romp and Stomp 5K is on November 7th. It's our 10th Anniversary, and we want your ideas for the best T-shirt yet!

The prizes: \$300, two race numbers, recognition on the back of the shirt, two spoons to the chili tasting that follows the race, and a framed poster of your design. You will also be recognized at the awards ceremony.

The specs:

1. Incorporate "Romp & Stomp 5k" and "November 7th, 2015," you may or may not reference the 10th anniversary.
2. Three color limit.
3. Design is for the front of the shirt only.
4. Design can be for either a light or dark shirt, please specify if necessary.
5. The size limit is 12"x12".
6. Design should be original art and submitted as an Adobe Illustrator file (vector please) with any fonts converted to outlines.
7. Limit one entry per person. Winning entry is chosen by the 2015 Romp & Stomp committee. Submit all entries to: chomptshirtcontest@gmail.com

EXTENDED Deadline: September 8th, 2015

The Romp & Stomp 5k will have all rights to the winning design. By submitting your entry, you agree that if your design wins, it will be used by the Romp & Stomp 5k committee as it deems necessary.

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Ctown Roll Call

By Debbie Weeks

The Cabbagetown Welcome Roll Call Committee (CRC) is ready to "Roll Call" again! For those of you new to the neighborhood, we hold a welcome party twice a year to welcome our new neighbors to the neighborhood. It's a blast so don't miss out!

Our next welcome party will be held on Friday, September 18th, at the home of Lisa Myers, 194 Powell Street at 7p. The CRC has had some incredible welcome parties so you don't want to miss this!

To keep the momentum going, we need your help! We would like all existing neighbors to come to the party to welcome our new neighbors. **Having said that, this is gonna be a PARTY!**

We would like to extend a personal welcome to each and every new neighbor, provide you with a fact sheet about Cabbagetown and send you a personal invitation to the welcome party.

So, if you have been here less than a year and we have not done this yet, please get in touch with the CRC by calling Karen at 404.422.3515, Debbie at 404.272.1906 or email us at debbieweeks64@gmail.com (please type in the subject line: "new neighbor or roll call").

Cornhole!

By Christopher E. Adams

If you enjoy craft beer, cornhole, or college football, come to the Craft Beer Tailgate & 6th Annual Cabbagetown Cornhole Tournament, to benefit Cabbagetown Reynoldstown Security Patrol.

Festivities will be Saturday, September 5th from 2:30-6p at 171 Tye Street in Cabbagetown. If you want to participate in the tournament, be there by three. Otherwise, come anytime. Sign up in advance (⁂20) at cabbagetownsecuritypatrol.org.

Feel free to bring friends, and encourage them to sign up in advance. This event is open to anyone 21 and over, regardless of CRSP membership. You may sign up day of as well, space permitting. Teams will be mixed co-ed so sign up as an individual.

In the past this event has been part of *Chomp and Stomp*, but sadly, Chris and Audrey can't make it to Chomp this year – the silver lining is that now hopefully more neighbors can attend.

Thanks to the support of neighbors in C-town and R-town, CRSP provided approximately 115 hours/month of much-needed police coverage this summer in C-town and R-town.

CRSP is connected to the 911 system, so always call 911 in an emergency. When on duty, CRSP officers are usually the first APD officers to respond, and CRSP's additional coverage has led to faster response times. CRSP officers played key roles in several incidents in the neighborhood this summer, including the shooting on Harold Avenue, which resulted in arrests. We would love to provide more CRSP coverage. If you haven't already, become a member at cabbagetownsecuritypatrol.org.

Letters to the Editor

By Kyle F. Bidlack

There is a lot going on in and around Cabbagetown and we are sure you have some intelligent and insightful words to share with your neighbors. Is *Krog Masquerade* on your mind? Commercial development? Good deeds unnoted? Please share.

If you'd like to broadcast your Cabbagetown thoughts, concerns, praise, condemnation, or related topic, please send 200 words or less to: newsletter@cabbagetown.com

You must include your full name, Cabbagetown street, and email address. No business solicitations will be accepted and the Cabbagetown Neighbor reserves the right to publish or not publish, edit or omit your submission. No anonymous letters will be published. We will try to publish two or three letters per month. Your deadline is the 27th of every month.

Your Bucket List

By Skyler Waldrop Minter

DragonCon Parade 2015

Saturday, September 5th, 10a – Downtown Atlanta

Dress up and be part of the parade, or just cheer on the sidelines at what continues to be the most spectacular display of costumery and people-watching Atlanta has to offer. Arrive early for the best view! The route begins at Peachtree Street NE and Linden Avenue and continues South on Peachtree to Andrew Young International Blvd. (at the Westin), and takes a left turn on Peachtree Center Avenue, and heads for the parade's end in front of the Marriott Marquis. www.dragoncon.org

Craft Beer Tailgate & 6th Annual Cabbagetown Co-ed Cornhole Tourney to support CRSP • Sept 5th, 2:30p to 6p – 171 Tye Street

Like Beer? Like Cornhole? Join us for a good time and support the Cabbagetown/Reynoldstown Security Patrol. This event is open to anyone over 21, and CRSP membership is not necessary to participate. cabbagetownsecuritypatrol.org

Atlanta BeltLine Lantern Parade

Saturday, September 12th, 7p - Atlanta BeltLine Eastside Trail

Hold up a light for the BeltLine! All you need is a lantern. Build your masterpiece lantern at home or come to a workshop! Irwin will close to cars at 7p from Sampson/Auburn to Krog St. The parade steps off at 8:15. We march from Irwin Street north to Piedmont Park. After walking the 2-mile Eastside Trail, the parade will guide into the green at Piedmont Park, where Park Tavern is hosting an event with live music and refreshments for sale. art.beltline.org/lantern-parade

Creative Loafing's Best of ATL 2015 Block Party

Friday, September 25th, 6p to 11p - South Broad St.

Yup, we're closing down South Broad St. between MLK and Mitchell St. for one epic bash. Join us for live performances, live art installations, food trucks, drinks, and more, all for free! Curated by The Goat Farm Arts Center, this year's theme "TIME: What futures await Atlanta?" results in experimental and interactive time-based installations of art music and more.

18th Annual East Atlanta Strut

Saturday, September 26th, 11a to 9p – East Atlanta Village

The Strut is a free, one-day extravaganza. There will be a classic car show, live local music, adult game area featuring contests of strength, stamina and beard growth, an artist's market, the famous Strut parade, a free kids village, community booths, food and beverages. The Strut is a nonprofit organization that plans, organizes and staffs the festival solely by volunteers to show off the place where they love to live. eastatlantastrut.com

Atlanta Streets Alive

Sunday, Sept 27th, 2p to 6p – Highland Ave, North Ave, Boulevard

Atlanta Streets Alive opens streets for people by temporarily closing them to cars to create a whole new healthy, sustainable and vibrant city street experience. Participants can expect a wealth of activities hosted by community organizations and businesses. atlantastreetsalive.com/home

The Atlanta Municipal Airport in 1961



Atlanta Municipal Airport, circa April 1961. Photograph by Mr. Hershel Clemans. Story by Kyle F. Bidlack

Atlanta Hartsfield Jackson International Airport just turned 54 years old. But the old girl looks a whole lot different now than she did back on her opening day. Back then, Eastern Airlines (now defunct) had more gates than Delta, and little kids (and big kids) could lift little yellow telephone receivers (placed throughout the airport) and listen to the control tower talk to pilots and ground crews.

Later this year, the airport will begin renovations to its domestic atrium, terminals and concourses. The overall aesthetic will take its cue from the newer international terminal. The new design will highlight smart and sustainable energy. There will be new windows

throughout and travelers will notice more natural light, higher ceilings, and new steel, fabric, and glass canopies that will be added to the fronts of the North and South terminal entrances. The canopies will provide shelter for loading and unloading passengers from sun, rain, sleet and snow. Lighting at night will provide better illumination for the curb area.

The project will take three years to complete and will cost \$430 million. \$390 million will be paid for with the commercial financing. The rest will be covered by funds from the \$4.50 passenger facility charge travelers pay for each flight.

Atlanta Real Estate is a “Best Buy”

By Kyle F. Bidlack

Back during the Great Recession, Atlantans (and Cabbageheads) were (sadly) walking away from their homes. Real Estate prices had plummeted to depths not seen in many decades. But many of us stuck it out, stuck together, did what we had to do... and made it through the storm.

Fast forward to today, and according to the *Forbes Magazine*, Atlanta is a “best buy” for real estate based primarily upon our solid job growth. According to *Forbes*, the average home price in Atlanta is \$188,751. Our population grew at a rate of 4.2% (from 2010 to 2013). Our annual jobs growth is 2.3%, and unemployment is now below 7.3%.

Forbes projects the annual price growth of our homes will rise 10% annually and according to their calculations, our homes are underpriced by 21%. Our home price/rent ratio is 15.

Joining Atlanta on the list (from good to best) is Salt Lake City, Phoenix, Fort Worth, Oklahoma City, Boise, Denver, San Antonio, Dallas, Orlando, Houston, Provo, and the “Best Buy City in all the United States of America is Austin, Texas which boasts a \$261,923 average home price, an 8.9% population growth rate and an unemployment rate of only 4.2%. Cabbageheads, you showed good sticktoitiveness. Now we have momentum on our side and the wind at our backs. **Cabbagetown strong!**

Lights, camera...

By Kyle F. Bidlack

...**Action!** No. Hollywood isn't coming to our neighborhood again (yet). Instead, we're talking about **Georgia Power** installing new LED street lights throughout Cabbagetown.



Amble your way down Carroll Street tonight and see the difference. It's a sight to see (literally). Did you know that compared to a standard street lamp, LED's last twice as long, use half the power, provide color accurate nighttime lighting, and can be programmed to dim after certain hours for even more savings?

Not to mention that better lighting also dissuades bad guys from doing bad things. This can only help stop the random "smash and grabs" throughout our neighborhood.

Little's Burgers

When *Atlanta Magazine* asked Todd Ginsburg (Chef and co-owner of *General Muir*) who made his favourite burger, he said "Little's in Cabbagetown".

4.6 inches of rain

According to Eddie Krises's Cabbagetown weather station, we received 4.6 inches of rain during the month of July 2015. Our thirty year average for July is 5.26 inches.

A Book Review

By Kyle F. Bidlack

If you went to college, this book might resonate with you. If you went to college, in the South, during the 90's, then you need to read this book. This is a work that has been decades in the making. Steven Crane is a creative professional who specialises in copywriting and can be found in Cabbagetown from time to time.

For many years, he has nurtured, abused, ignored, loved, and hated a powerful "little" side project: His first novel.

Steven's novel is "semi-autobiographical". It delves into the physical, and metaphysical time in his (and your) life just after graduating from college. It's a journey on a multitude of levels. And it reads and moves like a motion picture complete with a powerhouse soundtrack.

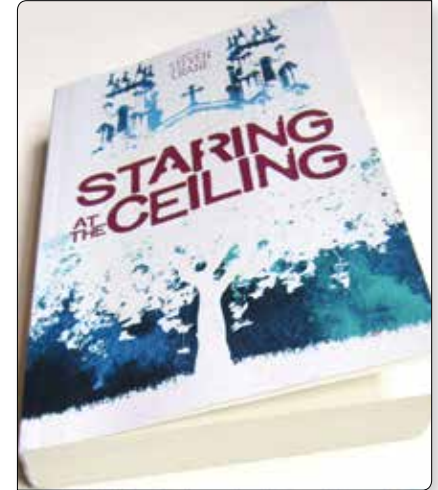
It is well known that the best of novels are those that suck you in, grab your attention, make you a part of the story, keep you riveted, and make it hard to put down. This novel goes a few steps further. It not only illuminates Steven's journey, but also teaches us a thing or two about ourselves. Listen closely to the characters in this book. When you listen to others, you learn about yourself. That's what the lead character (Andy Maxwell) does. Because Andy shares, he gives (to all of us). And if love is the greatest thing on earth, then maybe sharing is the second greatest thing.

Staring at the Ceiling is one of those books that keeps you wondering "what happens next?" That is one of the steely attributes of Steven's storytelling style. Oh, and you *might* want to pour yourself a stiff vodka and OJ while reading.

"It really is a God story - just one wrapped in a lot of smoke... and profanity." Said Steven when asked to sum up his novel.

So what happens next? Purchase the novel by clicking the link below and prepare to be enveloped and enlightened. You'll learn much about the times of Andy's life... and maybe a little bit about your own.

<http://www.amazon.com/gp/product/B011BY9NCE?%2AVersion%2A=1&%2Aentries%2A=0>



Options for Door Security

By Duncan Cottrell

There are many aspects to home security. But alarms are not the first line of defense; they just tell you somebody is already inside, though they limit the intruder's time. Burglars know police response time gives them enough time to grab valuables and scam.

An alarm's best use is for fires, to deter timid burglars, and to limit intrusion time.

According to the **FBI**, about 70 percent of break-ins are by kicking in a door, which busts out the door jamb (frame) and often breaks the door itself at the lock.



It's easy to do because only one inch (usually less) of soft wood in the door jamb backs up the deadbolt, and it's been weakened by drilling for the strike plate (typically held by two short screws). The minimum thing you can do is replace those screws with 3-inch screws, though that frequently won't keep the door jamb or door from busting out. You can also replace the strike with a larger one that takes more screws.

For door security you have the following options:

1. Install a wrought iron security door in front of the entry door (retail from about \$130 depending on style). I call them "burglar bar doors."
2. Install a security storm door in front of the entry door (**Larson Secure Elegance**, about \$350 at **Lowe's**). Adds the advantage of weatherproofing.
3. Reinforce the door jamb and the door with one of the steel hardware systems now available. **Door Jamb Armor** is the most robust and includes door shields for the door itself. **Strikemaster** is an equally effective competitor, but has no door shields. These are long (4 to 5 feet), powder-coated white, steel plates that attach to the frame with long screws that anchor them into the wall studs. They have holes that receive the deadbolt and knob latch, thus backing them up with steel instead of wood. Equally important is a Door Shield, especially if you have a fiberglass door. If you are handy and have the right tools, you can buy these and install them yourself.

My business, **The Entry Enforcer** (404.289.6960), provides and installs these and other intrusion prevention products. I also reinforce double doors and have solutions for glass doors and windows (including window security film). I'm happy to help my neighbors know what options they have and to give advice to those wanting to do their own installation.

Reynoldstown Throw Down!

The Reynoldstown Throw Down and Race is not just another Atlanta neighborhood festival! This is the ultimate neighborhood party, designed to celebrate a community on the rise.

Want to learn more about the festival? Go here: reynoldstown.net
Want to volunteer? Go here: volunteerspot.com/login/entry/173811220105

The event is in its 20th year and is Reynoldstown's largest fundraiser. There will be music, yard games, food trucks, and kids' activities, and the Throw Down will feature Atlanta's only 0.5K road race (yes, you read that right!) through the historic streets of Reynoldstown.

We will also host a lantern creation station for the 2015 **Beltline Lantern Parade** and lead a contingent of neighbors to the parade route to wrap up this collaborative event.



The Reynoldstown Throw Down helps fund **The Reynoldstown Civic Improvement League, Friends of Lang Carson Park and Manigault Playlot, and What Are People For project in collaboration with WonderRoot.**

Mark your calendar now: This festival will take place Saturday, September 15th, at 1000 Manigault ST SE, (between Flat Shoals & Weatherby). If you love music, kid zones, and cornhole, you won't want to miss it!

Get Ready for the Beltline Cabbagetown

By Josh Green, Curbed.com

Atlanta Beltline officials are setting in motion plans to extend the popular Eastside Trail from its current Irwin Street dead-end – news that’s sure to delight residents of eastside neighborhoods, city boosters, property holders and developers of all stripes.

The Beltline is requesting bids from firms qualified to take the trail another 1.25 miles – creating a continuous, multi-use path from Piedmont Park to the southern fringes of Reynoldstown – in the strongest indication yet that years of project delays might be ending.

And they’re setting firm deadlines, too: Bids must be received by Oct. 13th, and any interested contractor will be required to attend a pre-bid meeting at the end of this month. **According to the fine print, the firm that gets the green-light to build the Eastside Trail’s next leg will have roughly 18 months to complete it. Should they fail, they’ll be slapped with fines of \$1,000 per day.**

According to the RFQ, more than 800,000 people per year have jogged, biked and walked the Eastside Trail since it opened in 2012. Once extended, most of the 3.5-mile trail will be 14-foot wide (the width of the current path) and will consume abandoned rail corridor. But there will be exceptions.

The basic plans go like this:

From Irwin Street, the trail will run under the revamped Edgewood Avenue bridge and hang a left on the north side of DeKalb Avenue. At the intersection of Krog Street, trail patrons will take a right. They’ll be ushered by enhanced safety measures (signage, etc.) into the east side of the Krog Tunnel. In other words, the left side of the tunnel, if you’ve heading from Inman Park into Cabbagetown.

When quizzed by *Curbed* last year, Beltline officials described the trail’s journey through the Krog Street Tunnel and beyond as follows:

“Within the Krog Street tunnel, the eastern walkway will have concrete pavers installed to enhance the surface in addition to new railings and LED lighting. It will be a pedestrian and “walk

your wheels” zone. The western walkway, which is higher than the east, will get new railings and lights. Green paths will be painted on the roadway to alert drivers to share the road with cyclists in the tunnel.

“Along Wylie Street, the multi-use trail will run along the northern sidewalk. It will be 10-feet wide at that point (standard for our trails that are not directly in the old railroad corridor) along with a two-foot landscaped shoulder between the trail and street. Wylie Street itself will get speed humps and refreshed sharrows. The sidewalk on the southern side of the street will also remain.”

From there, the trail will bust another right about 100 feet past before Flat Shoals Road, entering a corridor that’s still home to abandoned railroad tracks. The RFQ states the project would terminate

at Kirkwood Avenue, but that an “Additional Alternative” (huh?) will take it from there to its terminus for the foreseeable future: Memorial Drive.

Officials have said they’ll be able to disclose a cost estimate – and give a more firm construction timeline – once the bidding process wraps and a contractor is in place. We also asked last year if the extension might open piecemeal, or if the project is an all-or-nothing situation, like the current Eastside Trail was prior to opening. The response:

“ABI will work with the construction contractor to facilitate the quickest, most cost effective way to build the trail. It is possible that the whole corridor will go into construction at one time or that it is done one segment at a time with sections reopening as they are complete. Once the contractor has determined his approach, more information will be available in answer to this question.”



Artist's rendering of the Eastside Trail as it passes Memorial Drive.

Oakhurst Porchfest

Cabbagetown isn't the only 'hood that loves its music and porches. Oakhurst resident, Scott Doyon dreamed that his little neighborhood might play host to 100 porch concerts. And now it is a reality. Check it out on Sunday, October 18th.

oakhurstporchfest.org

chrissie kallio REAL ESTATE

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BIG NEWS: Romp & Stomp Walkers Division

By Barb Harper

One of the most popular races in the City of Atlanta is the Romp and Stomp 5k which kicks off the Cabbagetown Chomp and Stomp Festival on November 7th. This year, we are adding a Walker Division. This is the race's 10th running! The Romp features a fast, flat course through historic Cabbagetown that is great for first timers or those seeking to achieve personal records. Awesome, long sleeve t-shirts go out to all participants.

What to expect: An exciting musical start on Carroll Street, your neighbors cheering you on along the way, water stations on the

course, and beverages and treats at the monumental finish line, AND a great excuse to replenish calories during the chili cook-off later that same day. So sign-up Walkers! In the past, walkers were welcomed to be in the midst of the runners. NOW, they will start together and will compete for awards with best walking times with other walkers

How do you sign-up? Good question. Go to: ChompandStomp.com and click on the Romp and Stomp button. Easy as a walk in the park, right?

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 information is not guaranteed or warranted. Any questions regarding real estate in the

Cabbagetown area can be directed to the following resident agents: Chrissie Kallio at 404.295.2068
Lynne Splinter at 404.582.0006 • Debbie Weeks 404.272.1906
We wish you happy house hunting!



PROPERTY LOTS

For Sale	Price
171 Savannah St.	\$149,900
Under 1/3 of an acre.	

MULTI-FAMILY

For Sale	Price
692 Kirkwood	\$749,900
3 Units	
Sold	Price
742 Kirkwood	\$375,000
4 Units: 4 BD/4 BA	

HOUSES

Conditional	Price
116 Estoria St.	\$309,000
3 BD/1 BA	
Sold	Price
115 Short St.	\$426,000
3 BD/2.5 BA	

CONDOS & LOFTS

For Sale	Asking
The Stacks	170 Blvd
Unit E417	\$389,000
2 BD/2 BA	
Unit E312	\$375,000
2 BD/2 BA	
Unit H515	\$259,900
1 BD/1 BA	
Unit E305	\$244,900
1 BD/1 BA	
Unit D203	\$239,900
1 BD/1 BA	
Unit E326	\$239,900
1 BD/1 BA	
Unit D101	\$234,900
1 BD/1 BA	
Unit E307	\$224,900
1 BD/1 BA	
Unit H115	\$199,900
1 BD/1 BA	
Milltown Lofts	
Unit 507	\$164,900
1 BD/1 BA	

COMMERCIAL

For Sale	Price
582 Decatur St.	\$4,500,000
692 Kirkwood	\$749,900
1270 Memorial	\$399,000
1270 Memorial	\$319,000

PENDING CONDOS & LOFTS

Pending	Price
The Stacks	170 Blvd
Unit E303	\$314,500
2 BD/2 BA	
Unit E006	\$175,000
1 BD/1 BA	
Unit H316	\$189,900
1 BD/1 BA	
Milltown Lofts	
Unit 606	\$265,000
2 BD/2 BA	
Unit 407	\$169,900
1 BD/1 BA	
Cabbagetown	
2 BD/1 BA	\$219,000

SOLD CONDOS & LOFTS

Sold	Price
Milltown Lofts	
Unit 504	\$270,000
2 BD/2 BA	
Unit 404	\$266,000
2 BD/2 BA	
Unit 1111	\$193,500
2 BD/1 BA	
Unit 403	\$163,000
1 BD/1 BA	
Unit 909	\$146,500
1 BD/1 BA	
Unit 913	\$118,866
1 BD/1 BA	



agave

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cabbagetown
242 boulevard se . atlanta . 30312
ph - 404-588-0006 web - agaverestaurant.com
reservations welcomed by phone or online

Agave Charity Dine-Outs

Mark your calendars and plan to have dinner on these nights to help support our local community!

Tuesday, September 29th, 2015

Cabbagetown / Reynoldstown
Security Patrol Dine Out

Last year's Security Patrol dine-out was a big success. Help make this year's event even bigger! Make reservations soon for this night and help continue to make the neighborhood safe!

CABBAGETOWN/REYNOLDSTOWN SECURITY PATROL

CRISP



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GREEN
CHILE**

Fresh from New Mexico, there is nothing else like it. We were the first restaurant in Georgia to ship in this authentic chile and we are currently roasting new batches now!

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**15 YEAR ANNIVERSARY
TEQUILA DINNER**

**WEDNESDAY,
OCTOBER 14TH, 2015**

**MORE DETAILS TO COME SOON!
AGAVERESTAURANT.COM**

WE THROW AWESOME COCKTAIL PARTIES!

Show your staff, co-workers or customers you care with a cocktail appreciation party at Agave. We have private and semi private spaces for between 10 and 60 guests with budget friendly food and beverage packages. Call Tim at 404-588-0006 to reserve a space!

AGAVE CNIA SEPTEMBER DEAL

\$10.00 OFF DINNER ANY SUNDAY-THURSDAY NIGHTS FOR 2 OR MORE GUESTS

GIVE THIS NEWSLETTER TO YOUR SERVER ANY SUNDAY THRU THURSDAY NIGHT
AND WE WILL DEDUCT \$10.00 OFF YOUR ENTIRE DINNER BILL!!

*not valid with any other agave offers, discounts, special deals or gift cards
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