

# Highland Park Neighborhood Association

## January 2021 Minutes

Meeting Date: January 12, 2021

At 6 pm President Elizabeth Sanfelippo welcomed everyone arriving into the virtually held Highland Park Neighborhood Association January meeting, introducing herself as President and Secretary Judy Jones.

Sanfelippo verbally went through the names of attendees as they arrived to confirm attendees as per city instructions (additional names were added later as individuals joined the meeting).

Sanfelippo expressed appreciation to Stephen Foster, President of the Five Points Neighborhood Association, for setting up Highland Park's meetings via Zoom.

Sanfelippo asked if everyone had received the December Meeting Minutes and whether anyone had any corrections or addition to those minutes. No one had any changes or corrections. Larry Contri moved adoption of the December Meeting Minutes as presented. Anne Sunkel seconded Contri's motion. Sanfelippo took a vote; there were 19 yea votes and no nays so the December minutes were approved.

Sanfelippo said she didn't think there was anyone from the Police Department or Public works on the call - but that she hoped everyone knew that if they were having any issues residents could report them to 311, adding they could also report them to the neighborhood via email at [highlandparkneighborhoodal@gmail.com](mailto:highlandparkneighborhoodal@gmail.com).

### **Southtown Redevelopment Update/Carol Clarke & Becky Carpenter**

Sanfelippo introduced Becky Carpenter with Corporate Realty and Carol Clarke with Southside Development Company, thanking them for attending a previous Highland Park meeting - and returning to provide an update on several questions that had been asked then.

Clarke thanked residents for the opportunity to present, update and collaborate with Highland Park. She shared that she was General Manager of Southside Development and that they are the development partner to the Housing Authority for the redevelopment of the neighboring Southtown Court. Clarke said they attended last month to present their zoning case as a courtesy to Highland Park as a neighboring community to the project and that they very much appreciated the valuable input and questions they received, that it triggered some deeper thinking on their part about their approach to the zoning case. She explained Southside Development is a consortium of developers and that Corporate Realty is one of three

partners that provides a lot of day to day assistance and is running the master development of the site. She said that Becky Carpenter is an extraordinary part of that development team and a great urban planner in her own right, sharing that Carpenter was working on the zoning case and would be presenting to the group tonight. She said we wouldn't be presenting the case because they had done that the last meeting, that the purpose of their attendance tonight was to follow-up on some of the issues that had been raised in December. Clarke said with that she wanted to turn it over to Carpenter.

Carpenter thanked residents for having them back again. Carpenter said she especially thanked Highland Park for allowing them to present in December, that she realized the neighborhood usually didn't have meetings in December. She said they anticipated getting their zoning case filed and going in front of ZAC in early January so that was the reason for the efforts to meet in December. Carpenter said they were now actually on ZAC's agenda for their January 19 meeting. She said she would not present all the information shared in December again, that she would present an update and then address questions from the group. She shared a 'conceptual masterplan' for the Southtown Court neighborhood redevelopment project, saying they had been working on this a couple of years now. She said the project represented a four block mixed-use development. She said the first phase would be replacement housing on Block D (southwest block traveling north on 24<sup>th</sup> St); Block C (southeast block traveling north on 24<sup>th</sup> St) was multi-family. She said Block A (northeast block traveling north on 24<sup>th</sup> St) was going to remain residential until the replacement housing in Block D was completed - at what time residents in Block A would move to Block D. She said at that time Block A would be demolished. to accommodate the residents who wish to stay in this area. This meant initial work on the site would be in Blocks D, C and B (northeast block traveling north on 24<sup>th</sup> St). She shared they were seeking a Mixed-Use Downtown zoning classification. Carpenter said that the site was currently zoned R-7, multiple family district. She said they were also acquiring 2 parcels in the lower southwest corner, Ken Webster and ATT sites that are zoned B-1 - and that these parcels are included in the request to rezone the site Mixed-Use Downtown. Carpenter said they had some questions last month about the Mixed-Use Downtown zoning, whether it was appropriate, general questions about why that was the zoning classification being requested. She went on to say one reason they wanted to go this route was that it was fitting in this commercial district. Carpenter shared you could use the city's GIS to look at any of the zoning around town and see the direction that the city planners envision things moving in. She said city planners actually have this area around UAB, north and immediately south of University, going Mixed-Use Downtown, that this is how they see it transitioning over time. She said some questions were raised about Mixed-Use Downtown zoning not having a parking requirement - which she acknowledged as a sensitive issue for this neighborhood with the various parking pressures it has.

She said she wanted to walk residents through the parking calculations they had made related to this project, explaining they had based calculations on the shared uses planned for the site. She said each of the blocks would have a parking deck on it that would be shared between the different users. She said as planners they try to build parking where it is not just for one user, for example an office whose needs are primarily between 8 am and 5 pm, but for multiple users, for example a hotel whose needs are more for overnight parking, or a restaurant that needs evening parking for diners. She said they like to balance their users across the site so that the same parking space can fill multiple uses. She explained they did not want to build parking for each of the tenants in isolation, that this would represent too much parking. Carpenter went on to share a graphic that showed calculations in more detail. She said based on building codes there were 'parking minimums' based on uses, pointing out that each of the Southtown site uses were shown on the left side of the diagram (hotel, retail, office, residential, etc) - with the parking minimums shown to the right, for example, for an office building the minimum was one parking space per 400 square feet. She pointed out that if you added all these up, not considering any shared usage, they would total 2046 spaces to park this site. Carpenter said what they do with Mixed-Use High zoning is look at that 2046 estimate and cut it in half, meaning the requirement for that zoning classification would be 1023 parking spaces. She went on to explain the current parking plan for each block: Block A - 435 deck spaces + 94 surface spaces; Block B - 629 deck spaces + 127 surface spaces; Block C - 600 deck spaces + 71 surface spaces; Block D - 172 surface spaces. All of these spaces total 2,128, which is adequate for the Mixed-Use High zoning before it has been reduced by 50%. She said she wanted everyone to know that the Mixed Use Downtown zoning request was in no way an attempt to make an end around on adequate parking for the site. She said they, as developers, would not be successful if they under-built their parking. She said their goal had been to think about shared uses but provide adequate parking for their users.

Morris Newman said to Carpenter that she referred to this as the 'conceptual masterplan' - and whether this means it is the 'final plan' or if they might change it as they see fit going down the road. Carpenter said that she thinks that like with all conceptual master plans, they allow some flexibility. She said they feel that all of the uses pictured in the plan are going to loosely be present as they are shown but that they are going after an anchor tenant, something like a Target - that if a tenant like that wanted to be on a different corner, they'd want to retain the flexibility to meet that need for them. Carpenter said more would be known as they recruited people to the site, that the developers expect a little movement within the site as they talk to potential tenants, that there's the potential for the plan to shift which is why they label it as 'conceptual'. She said there are definitely some things that haven't been decided, for example, Block A will be developed last - and if the market warrants it, A could have a second hotel for the development. She said they had not

considered putting a Q-condition on the site related to parking because Mixed-Use Downtown didn't have a parking requirement and their intent was to adequately park the site for the tenants they build for and recruit. Newman said he knew what they were sharing was in good faith but wanted the group to understand that nothing was etched in stone. Carpenter said another example was if the 200,000 square foot office space went down to 100,000, that the number of parking spaces would flex down accordingly if things became less dense than anticipated.

Philip Foster asked to confirm that Block D, the first block to be developed for residential and senior housing would have no parking at all. Carpenter shared the layout for Block D and explained the two buildings (family and senior buildings) would be on the outside of the block and surface parking was in the center between the two buildings.

Mary Helen Crowe asked how developers would prevent employees from St Vincent's from parking within this development as they have on 28<sup>th</sup> Street. Carpenter said she knew at one time Councilor Abbott was working with Councilor O'Quinn on a parking permit program. Crowe said that as she understood it the city was not going to act on that until after the World Games. Carpenter said she had not heard that update but that they would definitely want to include this area in that program so their parking would be protected as well. She said the surface parking would not have gates but that it was certainly possible that some of the decks might. Crowe asked why they couldn't have assigned parking spaces, to the specific unit. Clarke said there would be assigned spaces, that she wasn't sure about the ratios for that, she thought, for ex., the ratio for the senior space might be .5 spaces per unit since many of the seniors might not have transportation, she said the family units might have one per bedroom but that there was also visitor parking that is separate down at the southwest corner - and a shared egress down on 23rd. She said she also thought there would be a gate-arm that controlled access to the senior area. Clarke said a different development partner was managing this block and she didn't want to get too far into explaining what they had on the board. Sanfelippo told Clarke and Carpenter that a question had been submitted, someone wanted to know the definition of 'senior housing'. Clarke replied 62 and older. She said about 8 of the units will be 'market rate' but that the rest would be people who qualified at 60% of the area income, that it is going to be considered low and moderate income housing.

Ray Davis asked Carpenter if this project was in an opportunity zone. She replied that it is. Sanfelippo asked Carpenter to explain 'opportunity zone' further. Carpenter replied it is a national program, that it was passed 2 years ago as a way to drive investment into different targeted areas around the country. She said our governor identified 'opportunity zones' throughout the state and our mayor and the economic development team of Birmingham helped to get a few opportunity zones

in Birmingham; that the whole idea is to have economic development and investment go into some lower income census tract areas using tax benefit methods.

Sanfelippo said she thinks the concerns from people related to parking are valid, especially for developments in defined urban areas. She said she might have less of an issue with existing parking issues down by St Vincent's on 24th but that they create so much litter. Sanfelippo said she wanted to give a shout out to residents Anne Sunkel and Michael Shattuck who had spent time cleaning up the litter in that area. Jones added that she was 66 and she definitely drives as well, but that we all needed to consider there were so many younger people right now that because of their proximity to other types of transportation (bicycles, buses, etc), that she sees people who live in this area who don't necessarily have cars. She said if she lived in this community she thought she would opt not to have a car and would instead use city transportation. Carpenter added there were other things they were planning for this development that could lessen the need for cars, saying they were building the streets to accommodate cars but also including bike lanes and better pedestrian walkways throughout, so that they are making paths of travel for everybody. She said they were working on getting bus-stops added and trying to get the Blazer Express extended down there. Carpenter said they were also working closely with city, that they were doing a lot of transit development right now, that this is a key focus of the Planning and Engineering Department right now.

Mary Helen Crowe asked about traffic calming measures being considered since the development was right at that exit from 280. Carpenter acknowledged University and this intersection was extremely busy. She said one thing they were doing was improving the walkway exiting the development, turning east on University and going under the bridge. She said they were not making any changes to the intersection exiting 280 on University Boulevard, that unfortunately that would be an ALDOT issue. She said early talks with ALDOT focused on the possibility to do away with the cloverleaf there, that perhaps the developers could help with that by giving us some of the land south of University next to 280. She said there were problems because the bridge there is a fixed width bridge and there wasn't enough room to get a merge lane added. Carpenter said they looked at it closely, thinking this might be the once in a lifetime opportunity to fix some of the problems there - but that it just couldn't work. She said the light at 24<sup>th</sup> and University would remain but that they would not be putting any additional traffic lights on University. She said there would be an additional traffic light at 24<sup>th</sup> and the new 9<sup>th</sup> Avenue. She said that as well as some on-street parking on 25<sup>th</sup> will serve as traffic calming measures. She said they realize 24<sup>th</sup> will always be a thoroughfare for over the mountain into Birmingham and that traffic can get really fast, that they expect the addition of medians and the new light to slow things down a bit.

Sanfelippo asked if Carpenter knew how much parking was currently on the site. Clarke and Carpenter went back and forth about how many units were currently there, considering some weren't currently occupied - Clarke said she didn't know but would get Sanfelippo an answer. Sanfelippo said she just wondered how parking was managed there now for residents when they move in. Carpenter said she felt like they were currently first come, first serve.

A resident suggested that using native plants in the landscaping would be great. Carpenter said they were actually working on that now saying they were working with Lea Ann Macknally, who put together the Park Side guidelines (Macknally Land Design, Birmingham-based, woman-owned) - and that they really do beautiful work.

Philip Foster asked if Carpenter could address building height for the offices and hotel and that perhaps they had mentioned a Q-condition for height that seems really out of character for the area, like 250 feet, when most of the buildings around that area are more like 100-150 feet. Carpenter said they worked with the Planning Department and looking at the Hilton and St Vincent's - and the 225 they've requested is about 15 stories. Clarke said she didn't feel there were any plans to build to that height, that would be a maximum height. Carpenter said at the present time there wasn't the need for something at that height, saying they had looked at the space along University as an opportunity to work with the Economic Development community in Birmingham and use these to potentially recruit some kind of headquarters to Birmingham. She said Block A would be the last developed and they anticipated more density in it, but they couldn't see any need for that kind of height in the development of the first blocks. Foster said - so the rest of the site the developers see being considerably below the requested 225 feet but they were asking for the 225 Q Condition for the entire site rather than breaking it out into A, B, C and D. Carpenter confirmed that yes, they were doing the one Q Condition for the entire site, that the entire site is commercial in nature and bordered by commercial on all sides. Foster said the hospital and hotel was less than 200 feet and more in the range of 168 feet.

Sanfelippo commended Carpenter and Clarke for taking difficult questions at this point in the project, with so many unknowns. Sanfelippo told the group the development is not in Highland Park so the developers did not have to come present to us. She said she believes these groups do thoughtful development. She told residents she has appreciated everyone's thoughts and questions. She said she especially appreciates the developers attending the meeting and being willing to share the information they have. Ray Davis said this this would be a major upgrade for this area, that it would represent a significant increase in tax revenue for the city.

Jones asked if the residents needed to - or wanted to - take some kind of vote related to the project. Councilor Abbott said she had heard this presentation a number of times and the only concern she has is the allowable building height, that everyone has seen what can happen if sites build out to heights not consistent with what is around them, that it makes residents angry. She said the height condition seems excessive to her, that to allow a 15-story building if somebody's headquarters wants to move there - but that it would stick out like a sore thumb and be problematic. She confessed to possibly being influenced because the Vesta was in her district.

Clarke said they definitely appreciated the opportunity for this kind of discourse with a neighborhood of Highland Park's sophistication, that they do take resident comments back to the team and talk about issues, that it's always good to hear from the residents. Carpenter said she had noticed Highland Park uses a Planning Committee and that they could provide updates through that committee, that however the neighborhood wanted to receive updates was ok with them.

Anne Sunkel said she didn't know if anyone was present at tonight's meeting who lived closer to this development than she does. She shared they bought their property 2 years ago and there was already talk of Southtown redevelopment. She said she had no idea it would be this long, protracted of a project but being this close to it she just had to say that what is planned represents 1000% improvement, that she is happy with the redevelopment plans and in terms of height, she didn't want to go there - she was just happy it was being done.

Sanfelippo said she had informed Carpenter and Clarke before the meeting there would likely not be a vote taken at this meeting but that we definitely wanted to hear an update and answers to questions. She said that Morris Newman had made a motion previously that we get input from our neighborhood zoning committee. She said a few members of that committee were on the call tonight and that they were going to have a meeting on Monday where this might come up as part of the training. She said she didn't think we were ready to issue any blanket approval of the project but that she hoped the developers were hearing the sentiments being expressed that yes this was an improvement, but concerns remain about parking and height. She thanked them for their time and said we look forward to hearing from them going forward.

### **Arlington/Neighborhood Development Projects Update**

Sanfelippo said she wanted to update the group briefly on the status of the Arlington Development Project. She said we'd had a call with a smaller group sometime around New Years, that Mr. Silverstein was not on the call but Evan Watts (architect) and Randall Minor (attorney) were. Sanfelippo said they have scaled down the project significantly, eliminating the hotel, there might be a small amount

of retail but that it would be primarily a condominium development on the northwestern corner of the plot they were originally trying to develop. She said the scope of the project now included improvements to the existing Bayer office building on Arlington Avenue. Sanfelippo said the height proposed was lower than before but thought that it was still higher than the covenant attached to the land would allow without legal remedy (acknowledging she is not an attorney). Sanfelippo said that she would continue to keep everyone updated as they attempted to move forward with this new project. She shared the neighborhood had also been contacted by another group that wanted to buy the parking lot above Milner Crescent that is next to Sirote's parking deck. She said they were looking at a development project for residential units that was much less dense than would be allowable by zoning - but that piece of property is also attached to the same covenant limiting the Arlington development and is potentially to remain a surface parking lot - so we will see. She said the developers had not yet approached the city about their ideas/plans so Sanfelippo put them in touch with the necessary parties. She said we'd see where things go next and she'd keep residents updated. Foster said he had been contacted by Silverstein about the 'gentleman' who was interested in developing the residential units where the parking lot is. He said he didn't think the covenant would necessarily prevent that but that it did require that whatever happened there, setbacks, landscaping and architectural design to be consistent with the existing character of the neighborhood - and a height limit of 35 feet. Foster went on to say 'the gentleman', who would be purchasing the property from Bayer, probably has his eye on eliminating those restrictions because he likely would like to do something with his development that would violate them. Foster said, reading between the lines, that's what it sounds like. Mary Helen Crowe asked if the developers were just trying to keep all the issues confused so they could just do what they wanted to do and face 'whatever' after the fact, like the St Vincent's did with their parking deck. Foster said he thinks they believe they can do what they want to with the lot without getting the zoning changed - but that it is in their best interest to get the zoning changed. He said they were still trying to figure out if they could do what they wanted to do without violating the covenants. Foster said he was sure they'd like to see the covenants thrown out but that that wouldn't happen unless the city agreed to help them do it - which apparently the city has shown no interest in helping them do this. He said he told Silverstein he was confident that there were interested parties associated with the neighborhood who would be happy to talk with 'the gentleman' about the project after the first of the year but that he had not heard back from him yet. Sanfelippo said what she had heard of it, there were so many questions about the 'potential transaction' that it doesn't yet merit formal action on the part of the neighborhood. Sanfelippo said she commended all the residents who had engaged and participated throughout this process because she felt it, everyone's efforts, had really made 'the' difference. She said it was always her intention to be totally transparent with residents so if

anything moves ahead with the sale of that property that she will definitely keep everyone updated. She said, with the permission of 'the gentleman', she did share some of the renderings with an architect in the neighborhood, who had some thoughts about it. She said accordingly there were some thoughts/feedback about the Arlington condominium development but all in all, the design was 'palatable', that it didn't seem like the developers intended to do something super modern like the Vesta. Sanfelippo said, a lot of question marks but that we/she will keep everyone informed as any updates are received.

Sanfelippo said she had received a question via 'chat', that she didn't know if anyone had been down 28<sup>th</sup> recently but the lot that is catty-corner to the deck they expanded, but she thought they took it from 3 lots to 2; that she is uncertain what they are planning but they have cleared a lot of trees from that lot with a permit from the city. She said as far as she knows, that lot is no longer owned by St Vincent's - so she believes it is an individual who plans to build something residential on that plot, adding it has been an empty lot for a long time. Mary Helen Crowe asked what had happened to the developer who had requested a variance because they wanted to build right up to the street on 30<sup>th</sup> St. S./Rhodes Circle. Sanfelippo said that was Carter Hughes with H2 and she felt that they had other projects and had moved on but that she also thought they had gotten the message from the neighborhood, that Highland Park would not endorse that kind of variance to setback requirements.

Sanfelippo said she'd received a request via 'chat' for an update on the Sisters Houses. She said she understood the owner was scheduled to go back to court either last week or this week, that she would be following up with the City to see what has happened. She said if other residents had been watching 'progress' like she had, that everyone has noticed that progress has slowed to a crawl again, that he got the roof and some trim on the middle house and not much beyond that. She said we will continue to put pressure on the city and anyone she speaks to with the Court to please keep things moving or encourage the owner to sell and move on. Sanfelippo said there had been some discussion with our local Historic Advisory Committee about sending a letter on behalf of the neighborhood, that there had been a question about 'authority' - but that there would likely be more discussion about doing this. Christine Wilson asked - how long does he get? Sanfelippo replied that she thought the city had been dealing with their own staffing shortages and that this had contributed to the delay in inspections/enforcement over the past year. Generally speaking, as long as required inspections every 30 days for the "Special Repair Permits" and work was continuing, then it can go on indefinitely without a specified timeline.

### **City Council Update/Councilwoman Valerie Abbott**

Sanfelippo introduced Councilwoman Abbott. Abbott said the Council's last two meetings had been virtual because of the Coronavirus, saying they'd had several people they were close to at City Hall get Coronavirus, to include Council Members and the Mayor. Abbott said she would not be going back to City Hall until she had her shot. She said there was a telephone number at the Jefferson County Health Department that you could call to get in queue to get your vaccine, saying she thought individuals 75 and older were in the next wave of vaccines, that previous vaccine priorities had been health care workers and people in assisted living facilities. Abbott said if you call the Health Department they will take down your information and they will call you and tell you when and where you can get your vaccine. She said the number is 205-858-2221. Resident Barry Norris encouraged people under 75 to go ahead and call, that they would take your information and call you when you could get a vaccine.

Abbott shared that because the City Council is conducting meetings virtually they cannot conduct any business but critical city business or Covid-related business, so it's cut out any public hearings, re-zonings, all those types of things. She said when they finally resume meeting in-person they will likely have so much work backed up they may have to have ten hour meetings just to catch up. She said at today's meeting they had an addendum item that was Covid-related, that it will provide apartment dwellers with funds to pay their rent; she said they didn't know much about how the program would work but that the deadline to act and receive supporting available funds was this afternoon so they approved it.

Abbott announced we have a new Captain at the South Precinct; she doesn't know what day he is arriving but he has been announced - Captain Harry Greenberg. Abbott says she knows him and thinks he will be a good add to the community.

Abbott said regarding the noise ordinance that they had made a surprising discovery this week. She said the discovery was actually made by a Highland Park resident who was complaining about noise coming from the Nick at night. It seems that since the pandemic arrived they have built a stage out in the yard making a lot of noise. Abbott said it turns out that Traffic & Engineering has been giving out noise permits, as in - you can make as much noise as you want to if you get a permit for \$25. She said the only problem is that in 2002, when she was first on the Council, they modified the noise ordinance and took out the permit because they didn't want Traffic & Engineering to be giving out permits - and now it turns out they've been giving them out all along. She said they've talked to the head of Traffic & Engineering, who is relatively new and didn't know anything about the issue - and that he was going to investigate how they had been doing this. Someone asked where the permit fees had been going, Abbott replied into the city coffers. She said all these years she's just been telling people to call the police, that the city ordinance

says you can't have noise after a certain hour that can be heard within 50 feet. She said the police haven't often been effective dealing with the situation and now they know the possible reason.

Sanfelippo added there is an option for people who don't fall into the first vaccine categories, that you can still sign up and get yourself into the queue and receive information once your group is called - you can go to [www.JeffCoEMA.org](http://www.JeffCoEMA.org) and there is a link on that page that says 'vaccine registration'.

City Updates – Community Resources – Jasmine Fells

Sanfelippo said Jasmine Fells, our Community Resource Representative, was attending another meeting tonight so could not attend our Highland Park meeting. Sanfelippo said Fells was doing a great job, very responsive and had helped Highland Park move their projects forward.

### **Announcements/Reminders**

Sanfelippo said we realized that with our local Historic Advisory Committee there was a training with the city. But for our Zoning Committee there really hasn't been a 'training'. So, as a result, Highland Park is having a Zoning training Monday at 5:30 pm with neighborhood resident, former NA President, and current Zoning Board of Adjustments member Morris Newman. Anyone is welcome to join and can do so via the same zoom link as the meeting tonight. Sanfelippo said she would send another email before Monday with that information but that anyone was welcome to join.

Sanfelippo reminded the group that recycling was now once a month on the first Wednesday, telling the group that any recycling left out on other Wednesdays would be picked up as trash.

Sanfelippo shared next Large Trash and Brush pickup was this coming Thursday January 14. She said she and Secretary Jones would be out the evening before with their neon vests picking up random 'stuff' from the side of the road and putting it in Jones' pickup truck to pile it for pick up.

Sanfelippo said there was a blood drive on Wednesday, January 20, from 9 am until 4 pm at Boutwell Auditorium. She said if you'd like to set up an appointment to give you could call 1-800-RedCross or go to [RedCrossBlood.org](http://RedCrossBlood.org) and use the code BHM.

Sanfelippo said she needed to issue a warning for scammers targeting older people who were calling around saying they can set up free in-home Covid vaccinations. Sanfelippo said if this happens, to hang up and email the neighborhood at [highlandparkneighborhoodal@gmail.com](mailto:highlandparkneighborhoodal@gmail.com) and we would be sure the necessary authorities were advised.

Sanfelippo said we still don't have any information about when the neighborhood elections will be.

### **New Business**

Sanfelippo asked if anyone had any other questions or issues.

Sanfelippo recognized Secretary Jones who said she would like to commend Mark Ritter, saying that he had expressed willingness to stand for election as Vice President - and in spite of the delay of elections, he has been willing to stand in and help the leadership team in advance of elections, that she just wanted to share that with the group and say that we commend him for that.

A resident made a statement about 32<sup>nd</sup>, the street that looks like an alley between Independent Presbyterian's Church's parking lot and the condominiums, that people were still using it to dump trash, that someone posted a lot of photos on Nextdoor the other day - and she just asked what could be done. Sanfelippo said she had reported that to 311 and had encouraged other people to do the same, saying she'd also notified Public Works and our Community Resource Officer as well - asking for some of the signage they had placed for trouble spots like that. Sanfelippo said anytime residents saw trouble areas like that to report them through 311 (saying the more people that report these trouble spots the better) - and email the neighborhood at [highlandparkneighborhoodal@gmail.com](mailto:highlandparkneighborhoodal@gmail.com).

Sanfelippo said someone was asking via chat how to get Smolian Place repaved. She said Smolian was actually not in our neighborhood - but that she sees Councilor Abbott making a note. Councilor Abbott spoke up saying people need to call 311 and report streets that need to be repaved, that the city did not have a team who drove around looking for bad streets to be repaved.

Sanfelippo recognized resident Barry Norris. Norris shared that today was the second time he got hit by the 'front porch thief'. He encouraged everyone to keep their eyes open, adding that some of the communications he had seen circulating sounded like they had been 'hit' by the same individual. Norris said he didn't report the incident when it happened to him back in December and he regretted it. He said he did report the incident today. He said he had put a 'Ring' doorbell in - and that even though he was unable to go to the door at the time of delivery - he had a video that he could share with the Birmingham Police Department who had been wonderful. Sanfelippo commended Norris for joining Nextdoor recently - and sharing that video. She strongly encouraged anyone who experiences this type of crime to share the details through Nextdoor, to place a police report - and share a video if available.

Sanfelippo said the next neighborhood meeting was scheduled for February 9 at 6 pm.

The January, 2021 meeting of the Highland Park Neighborhood Association was adjourned at 7:40 pm.

Respectfully Submitted,  
Judy Jones  
Secretary, Highland Park Neighborhood Association