

Sylvan Hills Neighborhood Association

May 14, 2021 - Special Meeting Minutes

Call to order and attendance

A special meeting of Sylvan Hills Neighborhood Association was held via Zoom on May 14, 2021 to discuss the closure of the Mondelez factory. The meeting began at approximately 6:35pm. Attendees included approximately 13 residents, community representatives, and visitors. Charles Greene introduced the executive board and the meeting began.

Review of Events

- Sits in Sylvan Hills and Capitol View, and impacts the greater community
- The RFP still has not gone out. This could be a sign that there is some willingness to work with the community. Mondelez was initially unwilling to work with the community. They are most focused on selling to the highest bidder.
- Charles shared the letter Joyce Sheperd sent out to the Mondelez Head of Government Affairs, which included encouragement for Mondelez to join the meeting with Councilwoman Sheperd and the Department of City Planning on May 25 at 6PM (open to the community).
- Phone number: 202-741-1485; Email: mark.bescher@mdlz.com.
- Should we write letters as individuals? As a neighborhood? Both?
- Property is for sale and they plan to enter into RFP before it closes.
- The property is being listed "as is" with no changes to zoning, etc. Mondelez is zoned Industrial. Anything that is not a factory would require zoning changes.
- Zach sent out communications a few weeks ago regarding collaborations. We should follow up with Zach in order to maintain a united front. Need to reach out to the others in NPU-X - Capitol View, Capitol View Manor, Hammond Park, Perkerson, and Sylvan Hills.

Community Input

- Clara suggested that we visit Mondelez and volunteered to assist in writing letters.
- "Reconnaissance this week" - meet as a community and visit Mondelez.
- Andrew suggested a "signature of support"
- Brian to send an example of what CV does with regard to neighborhood stuff.
- Clara said that many neighbors would like to be involved in the decision-making.
- Dionne said that the only real thing we can do is change zoning. We cannot change zoning as of right now because zoning meetings only happen twice per year.
- What would we like to see?
 - A grocery store/mixed use
 - Affordable housing
- Who might be considering purchasing?
 - Tyler Perry Studios?
 - Train yard?
- Gamba stated that the SHNA/NPU-X cannot apply for rezoning. The new owner would need to rezone via the NPU-X. If our vote is no, it's not an automatic veto, but the community can pressure the City Council. The last time we rezoned before a buyer was the rezoning of Metropolitan, which was about 5 years ago. There is a difference between Industrial and Heavy Industrial. Heavy Industrial is generally more chemical or large scale base. There's not much at risk with regular Industrial. A new factory will likely be moved in. There are also issues at the state level - Georgia gives power to the business over the people.

- We should focus on the letter, reach out to other neighborhood leaders and NPU-X leadership, and go from there. We can also request a special NPU-X meeting.

Adjournment

- Ashley made a motion to adjourn the meeting. Clara seconded the motion. There was a voice vote of approval. The meeting ended at 7:23pm.