

Druid Hill Board of Directors

Special Meeting via Zoom

Minutes

February 13, 2025

Present via Zoom : Patsy Shors, Jeanne Cunningham, Kathleen Gallagher, Jim Greenfield, Josh Kimmelman, Mary O'Keefe and Jeff Horner. Patsy spoke to Larry Kirsner before the meeting to get his input.

Druid Hill Board of Directors President Patsy Shors called for a special meeting of the Board to discuss next steps in our dealings with the issues at the Italian American Center. While most residents think the IAC is a worthwhile project for the city, there are potential problems that will impact life for Druid Hill residents.

Patsy explained that before the Planning and Zoning meeting on February 6, she had asked Liz Hoak who is on the Italian American Center Board to contact Jeff Lamberti to share the concerns of the Druid Hill residents. The attempt to contact Jeff was unsuccessful. Patsy has also tried to contact Jeff Lamberti but he has not responded.

Several homeowners attended the Planning and Zoning meeting on February 6 and spoke about the concerns regarding traffic, lights and noise etc. that would directly impact the residents. Despite those efforts to express concerns, Planning and Zoning voted to give the IAC the go ahead for the project.

In light of this, the steering committee consisting of Kelly, Alicia, Paul, Ben and Nancy, are requesting direction from the Board as to next steps. There is a sense of urgency in getting information concerning the rights of the Druid Hill residents as the City Council is set to vote on the IAC proposal on March 10.

There was a lengthy discussion about hiring a real estate attorney who could give the Board some advice about our rights. Of course, this would cost money. Jim Greenfield pointed out that we have around \$20,000 extra in the budget because of cost cutting measures the Board has taken. We hope not to have to use all of this money on attorney fees but it is imperative that the Board has some sound legal advice and guidance.

Mary O'Keefe made a motion that the Board approve the hiring of an attorney for a retainer fee of \$5,000 and, if the attorney feels we have a strong case we can have a future discussion about further funding. The motion was seconded by Josh Kimmelman.

The motion was approved by a vote of six in favor and one opposed.

There was further discussion by the Board about traffic issues particularly if there are events at the same time at the Italian American Center and the Rollins Mansion. No traffic study has

been done by the IAC. Having that information about parking and traffic issues would be helpful for all parties involved.

Another concern for the Druid Hill residents is use of the easement connecting the Druid Hill property to Fleur Drive. It was pointed out that the Druid Hill property owners have been using the north gate and easement to Fleur Drive since the beginning. We also help maintain and snowplow the easement along with the Rollins Mansion owner. It is important for us to continue to have access to the easement through the north gate.

Patsy will work on some talking points to be shared with all the residents so they are informed about what the Board has decided and the next steps for the Board and Steering Committee. The hope for the City Council meeting is to at least have our issues addressed and hopefully get a delay on the City Council vote. In the meantime, various Druid Hill residents and Board members will be contacting Council members they know to share the problems that might impact our community.

The meeting was adjourned at 6:12 pm.

Next meeting will be at 4:30 pm on March 17, 2025.