

## BUCKHEAD COMMUNITY IMPROVEMENT DISTRICT (CID)

### Minutes

January 23, 2019

#### 1) Preamble:

A Meeting of the Board of Directors of the Buckhead Community Improvement District was held on January 23, 2019, pursuant to legal notice in the Tower Place 100 Building, located in the 1515 Conference Room, 3340 Peachtree Road NE, Atlanta, Georgia. Chairman David Allman called the meeting to order at 7:30 a.m.

#### Attendance:

The Board Secretary checked off attendance and reported that a quorum was present. Members in attendance in addition to Mr. Allman were: Herbert Ames, Treasurer; Scott Snipes; Howard Shook; Robin Suggs; Jim Bacchetta; Matt Rendle; and Thad Ellis, Vice Chairman; Jim Durrett, Executive Director; Darion Dunn, Director of Capital Improvements and Planning; Tony Peters, Capital Projects Implementation Manager; Rebecca Stokes, Financial/Office Manager, Buckhead CID & Livable Buckhead; Denise Starling, Executive Director, Livable Buckhead; Lynn Rainey, Board Attorney; and Jo-Anne Carlson, Board Secretary. Guests present included Garth Peters, Buckhead Coalition; John Ruch, Buckhead Reporter; Mike Adams, Zeller Realty Group; Sally Silver, District 7; and Alex and Stan, Consultants from HR&A.

#### 2) Minutes:

**A draft of the board Minutes and Executive Session Minutes from the November 28, 2018 board meeting were reviewed by the Board. Thad Ellis put forth the motion to approve the Minutes; seconded by Herbert Ames. The motion passed unanimously.**

- 3) **Treasurer's Report:** Herbert Ames gave the board a brief review of the standard monthly reports included in the board packet as of November 2018. The CID continues to be under budget. There was a discussion about how to classify a commercial entity that has both residential and commercial elements for tax collection purposes. Thad Ellis asked about third-party monitoring of the tax collection process, to which Jim Durrett responded that all CIDs are working with Fulton County on better communication.

#### 4) Projects and Programs Report:

- a) **Renew Atlanta & TSPLOST:** Jim Durrett told the board that the City of Atlanta is working to address gaps in available funding. He mentioned 3 possible scenarios of funding: a) real emphasis on complete streets projects (E. Paces for example); b) fix what is out there - repaving roads, fixing traffic signals as examples; c) maximizing other sources of funds--CIDs, for example. Then with those scenarios, looked at all projects. Now, the City will go to the public with these scenarios and ask for opinions, then make a decision. Mr. Durrett stated that all CID projects should receive funding at some level. CID is in the process of lobbying for these funds.

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- b) **Park over 400 Update:** Jim Durrett told the board that utility surveys are underway. This should be complete by mid-year 2019. The nonprofit entity is working on fundraising efforts in 2019.
- c) **Peachtree Phase 3 Update:** Mr. Dunn reported that right of way negotiations are ongoing.
- d) **Lenox Road Scoping Study Update:** Mr. Dunn stated that the CID will be meeting with GDOT leadership to escalate approval of the concept report. Once approved, an RFP will be issued.
- e) **West Village Streetscapes Update:** The board was informed by Mr. Dunn that the utility coordination is in progress. The discussions with City re: TSPLOST will affect funding for this project.
- f) **Piedmont Widening Update:** Mr. Dunn mentioned that the CID has begun preliminary meetings with property owners about right of way to get the process rolling as early as possible. This is the biggest component of the budget.
- g) **ADA Update:** The board was informed that there are \$100,000 worth of repairs to be done in the district, and the CID is working on a swap with the City to reduce the \$200,000 ask for E. Paces Ferry since the City will now be doing the milling, repaving, and repairing of this street.
- h) **Wieuca-Phipps Roundabout Update:** Tony Peters told the board that stakeholder meetings continue and the next step is to schedule a public meeting toward the end of April.
- i) **East Paces Ferry Update:** Per Mr. Peters, on February 11th, the CID will remove the old striping, add new temporary striping, repave and repair holes and trenches in preparation for work by the City later in the year. Robin Suggs asked about flashing beacons, to which Mr. Peters replied that trees are being removed and cleanup done before they will be put back in place.
- j) **Piedmont/Roswell/Habersham Update:** Mr. Peters said that the study should be finished in September of this year. Scenarios will be presented to the public in late spring 2019.
- k) **GA400 Interchange Scoping Study Update:** Mr. Peters stated that the study is in the infancy stage, and project kick-off will take place in February 2019.
- l) **Stratford Road Turn Lane Update:** Mr. Peters reported that CID staff continues to work with Procurement regarding having the lane built while current construction is in progress.
- m) **Super Bowl Planning:** Mr. Peters told the board that landscaping and maintenance will be done in advance of the 2019 Super Bowl. GDOT will make sure traffic lights and pedestrian push buttons are working. There will be no traffic officers due to mandatory hours with the City, and the CID is partnering with LBI on making the public aware and promoting alternative work and travel options for that week.

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- n) **SPI-9 and SPI-12 Projects Update:** Ms. Starling gave a brief overview of groups which came before the DRC, including Dream Hotel and Sobu.

### 5) New Business:

- a. **Housing Study presentation:** Denise Starling introduced the consultants from HR&A who gave a brief overview of findings from the Buckhead Housing Stratification study, to date. There is a mismatch between housing and the labor force in Buckhead. Buckhead would need to add 61,000 units beyond what is currently in development to accommodate this workforce. Strategies to bridge the gap must align with transportation initiatives to make sure new residents/workers in Buckhead do not add to the existing congestion. Cooperation between employers, developers, and government entities is essential to making this work. Preferred employer programs and rent incentives are ways to attract local workers. Uncoupling parking from rent, reducing parking space, tax credits—these are possible approaches to the issue. Board members asked HR&A to provide data where there is precedent for the solutions put forward in the presentation. The next steps include a steering committee meeting to discuss the tools and approaches, how these strategies could work, where the sites are, and funding. The board thanked the consultants for their presentation.
- b. **Livable Buckhead Presentation and Annual Support Request:** Ms. Starling gave an overview of the achievements and milestones for Livable Buckhead in 2018. She asked the board to continue its support of Livable Buckhead for 2019.

**MOTION: Robin Suggs put forth a motion to approve an amount of \$200,000 to support Livable Buckhead in 2019; seconded by Thad Ellis. The motion passed unanimously.**

- c. **Shuttle Fourth Amendment:** Ms. Starling explained that the shuttle amendment approved in 2018 was not signed due to an oversight, and she asked the board to approve a fourth amendment which will be current through June 2019.

**MOTION: Scott Snipes put forth a motion to approve the execution of the Shuttle Fourth Amendment by Jim Durrett, extending the contract through June 2019; seconded by Matt Rendle. The motion passed unanimously.**

- d. **CID Goals for 2019:** Jim Durrett referred the board to page 26 of the board packet. The goals are a result of discussions with CID staff to get a high level of things to do and how to track them. Herbert Ames suggested adding milestones, and Thad Ellis asked about due dates for the goals. Jim Durrett asked that board members email him with questions and suggestions, and he will come back to the board at a later date for a discussion.

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- e. **Administrative and Programs Budgets:** Jim Durrett asked the board to approve the administrative and programs budgets for 2019, stating that Herbert Ames, board Treasurer, had done a thorough review with CID staff. The percentage increase for both budgets was deemed reasonable by the board, when compared to total monies available for use with projects. Board members asked that such documents be sent to them in ample time for review in the future.

**MOTION: Herbert Ames put forth a motion to approve the Administrative budget for 2019 in the amount of \$1,023,037.41; seconded by Robin Suggs. Approved unanimously by the board.**

**MOTION: Thad Ellis put forth a motion to approve the Programs budget for 2019 in the amount of \$888,442.00; seconded by Scott Snipes. Approved unanimously by the board.**

- f. **De-commit \$3.5 million matching funds for Peachtree Phase 4:** Jim Durrett asked the board to de-commit a \$3.5 million match the board had approved for a grant application regarding Peachtree Phase 4, which was unsuccessful.

**MOTION: A motion was placed before the board by Herbert Ames to de-commit \$3.5 million for Peachtree Phase 4; seconded by Thad Ellis. Unanimously approved by the board.**

- g. **Funding for CID Legislative work:** Jim Durrett told the board that the Buckhead CID is working with other CIDs and legislative lobbyists on a constitutional amendment regarding the ability to tax the residential components of commercial entities. He asked the board to approve \$40,000 as a contribution toward efforts in the General Assembly, and said that some other CIDs are contributing as well. The monies will cover work done through 2018 and the entirety of 2019 and will not be used to urge the public to vote for or against a referendum.

**MOTION: A motion was placed before the board by Jim Bacchetta to approve \$40,000 toward funding for legislative work; seconded by Scott Snipes. Unanimously approved by the board.**

- h. **Phipps storage contract:** see 5 (j).

- i. **Georgia Works! contract:** see 5 (j).

- j. **Verdin contract:** Jim Durrett asked the board to approve contracts for 2019 with Phipps (storage unit for the ATLV), Georgia Works! (rehabilitative homeless-to-work program), and to ratify the Verdin contract (for maintaining the clock tower in Charlie Loudermilk Park). Robin Suggs asked about the increase in the Georgia Works! contract which Jim explained as the CID now paying the full cost for both workers in the contract.

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**MOTION: A motion was placed before the board by Herbert Ames to approve a contract with Georgia Works! and Phipps for 2019, and to ratify the 2019 Verdin contract; seconded by Scott Snipes. Unanimously approved by the board.**

- k. **Election of officers:** David Allman declared he did not intend to run for reelection to the CID Board of Directors and that he was grateful for the experience and the friends he has made during his 20 years of service. Jim Durrett told the board that a proposed new slate of officers is: Thad Ellis for Chairman, Robin Suggs for Vice Chairperson, Herbert Ames to remain as Treasurer, and Jo-Anne Carlson as Board Secretary.

**MOTION: A motion was placed before the board by Jim Bacchetta to approve the Slate of Officers: Thad Ellis for Chairman, Robin Suggs for Vice Chairperson, Herbert Ames to remain as Treasurer, and Jo-Anne Carlson as Board Secretary; seconded by Matt Rendle. Unanimously approved by the board.**

Thad Ellis thanked David for his dedicated service and asked David to assist him during the transition period.

- l. **Miscellaneous:** Howard Shook asked the board to consider persons for an advisory committee, and Jim Durrett replied that he is in talks with Midtown and Downtown about candidates.

**The meeting adjourned at 9:38 a.m. The next regular Board meeting is scheduled in Tower Place 100, Suite 1515 on March 27, 2019 at 7:30 a.m.**

APPROVED BY THE BOARD, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_, Secretary