

BUCKHEAD COMMUNITY IMPROVEMENT DISTRICT (CID)

Minutes

March 27, 2019

1) Preamble:

A Meeting of the Board of Directors of the Buckhead Community Improvement District was held on March 27, 2019, pursuant to legal notice in the Tower Place 100 Building, located in the 1515 Conference Room, 3340 Peachtree Road NE, Atlanta, Georgia. Chairman Thad Ellis 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. Ellis were: Robin Suggs, Vice Chair; Herbert Ames, Treasurer; Scott Snipes; Howard Shook; Jim Bacchetta; Matt Rendle; and Robin Loudermilk; 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 Todd Long, Moreland; Evelyn Andrews, Buckhead Reporter; Sally Silver, District 7; Brad Williamson, Senator Johnny Isakson's office; and Scott Rebel.

Chairman Thad Ellis thanked everyone for attending former Chairman David Allman's recognition on March 21, and staff for putting it together.

2) Minutes:

MOTION: A draft of the board Minutes from the January 23, 2019 board meeting was reviewed by the Board. Jim Bacchetta put forth the motion to approve the Minutes; seconded by Robin Suggs. 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 January 2019. The CID continues to be under budget. The audit is currently underway, and Jim Durrett made special mention of the hard work that Rebecca Stokes does to ensure that the CID has a clean audit. He stated that the CID is fortunate to have her on the team and appreciates her continued efforts. In the spirit of leadership and celebration, per Frank Blake, Jim Durrett and the Board congratulated Jo-Anne Carlson on successfully completing her MBA degree.

4) Projects and Programs Report:

- a) **Renew Atlanta / TSPLOST Update:** Jim Durrett reminded the board that the City of Atlanta has been doing outreach regarding the status of the funding for these two programs, effectively blending them to deliver the projects. The goal is to carve down the number of projects and programs that would need funding. An announcement will be made soon. Howard Shook stated his belief that all the CID projects will make the

BUCKHEAD COMMUNITY IMPROVEMENT DISTRICT (CID)

Minutes

March 27, 2019

list, and next steps include finalizing the projects, doing a cashflow analysis over the next couple of weeks, with the result being a new list which will be ready in April. The CID awaits the ultimate decision, which will outline what the City will contribute, so that CID staff will have an idea of what needs to be done to have 100% funding.

- b) **Peachtree Phase 3 Update:** Mr. Dunn reported that right of way negotiations are in the final stretch, with the objective being to have everything in place by May 31, to include GDOT certification.
- c) **Piedmont Widening Update:** Mr. Dunn mentioned that 30% plans are complete, and the CID has begun talking to property owners along the corridor. The goal is to have detailed conversations well ahead of time to better manage the process. The requested funding commitment is to help the CID better optimize its funds and be able to use the monies available for other phases, not just construction. The CID will look at other funding sources such as the TIP through ARC, with the goal being to reduce right of way costs as much as possible. Herbert Ames asked for a breakdown of total project costs, as well as cash flow projections for the next two years, which Darion Dunn said he would provide in about a week. Jim Durrett mentioned that the CID goals address cash flow, and more information will be available at the May board meeting. The funding request is a commitment, not necessarily about cash flow. Because failure to fully fund the project would require pay back to the city for its contribution, Mr. Dunn will obtain options on all ROW before closing any parcel to make sure the project is fully funded from all partners at that point in time. The plan is to reduce the cost of ROW, and obtain other funding, so that our \$10,775,772 is a backstop, only.

MOTION: A motion was placed before the board by Robin Suggs to approve a funding commitment of \$10,775,772 for the Piedmont Widening project; seconded by Herbert Ames. Unanimously approved by the board.

- d) **Wieuca-Phipps Roundabout Update:** Darion Dunn told the board that the last public meeting will be held on April 24th to reveal the final concept plan. Due to the amount of time taken for this process, the CID plans to re-assess the design needs re: consultants and evaluate the possibility of selecting other firms while keeping costs modest, to make sure the current contractor, Pond, is competitive. Sally Silver gave a brief review of neighborhood meetings and the City of Atlanta process re: the roundabout. All comments and concerns have been addressed, and the reaction is positive, overall.
- e) **East Paces Ferry Update:** Per Mr. Dunn, the project is substantially complete and should be closed out with the City of Atlanta by March 31st. As the project came in under budget, the CID plans to shift the remaining money to ADA projects. Sally Silver asked Darion Dunn to look at the driveway to Resurgens to see if it could

BUCKHEAD COMMUNITY IMPROVEMENT DISTRICT (CID)

Minutes

March 27, 2019

- become pedestrian-friendly.
- f) **Lenox Road Scoping Study update:** Mr. Dunn stated that GDOT approved the scoping study last week, and an RFQ has been released. Responses are due by April 26, and, after finalists are selected, responses are due by May 24th regarding Phase 1 of the project.
 - g) **West Village Streetscapes Update:** The board was informed by Mr. Dunn that design is at 95% completion. The CID is waiting for approval from the City and GDOT. Trees will not be allowed by GDOT due to safety concerns for motorists, per the design, but Sally Silver suggested planters.
 - h) **Piedmont/Roswell/Habersham Update:** Mr. Peters told the board that the second stakeholder meeting has taken place where scenarios were presented to the public for opinions. There were 30 people in attendance. Three concepts were chosen by the end of the event. The CID will have its final open house meeting in late May or early June. The objective is to submit findings to GDOT by July and have approval by the end of 2019. The traffic data highlights what needs to be done to address regional transportation into Buckhead. There will be visuals at the May board meeting.
 - i) **ADA Update:** Since the City of Atlanta is giving the CID money re: TSPLOST, Mr. Peters said that the CID will need to bid out the work as if it were an extension of the City of Atlanta's procurement department. It has been submitted to the City and is now being reviewed. Once approved, the project can be bid it out and completed by the end of 2019.
 - j) **GA400 Interchange Scoping Study Update:** Mr. Peters stated that the study has just been kicked off, and it will be a 12-month process. The goal is to produce a concept to address fixes for Lenox Rd. and GA 400, and explore the feasibility of determining what could be done with a new access point at E. Paces Ferry Rd. and GA 400, behind Lenox Square Mall. A meeting has been set up in May for BCID staff to present to GDOT.
 - k) **Stratford Road Turn Lane Update:** Mr. Peters reported that CID staff has come to an agreement with the City of Atlanta, which will be delivered today. The developer's contractor is going to build the turn lane, and the CID will be reimbursed for utility relocation and right of way. CID staff will come back to the board in May with more information.
 - l) **General Maintenance Update:** Mr. Peters made the case to the board for instituting a capital improvement process for projects which the CID has bought and paid for since 1999, to keep the district in good condition — pavers, streetlights, CLP shade structure, fixing sidewalk problems quickly, for example. This would be an annual review and investment process, in addition to the maintenance programs currently being paid for by the CID such as Gibbs, Georgia Works! and ABM. Thad Ellis asked board members to volunteer for a small stakeholder group to review what is needed –

BUCKHEAD COMMUNITY IMPROVEMENT DISTRICT (CID)

Minutes

March 27, 2019

identify, prioritize, create a plan, and in October, bring ideas about investments to the board. Robin Suggs, Thad Ellis and Jim Bacchetta will work together and create a core group. Thad Ellis also asked for suggestions for a better branding method to showcase the work that the CID does in the district. Robin Suggs added that the CID shouldn't pay for everything and should still get assistance from the City. This will lead to an understanding of what the CID is responsible for.

- m) **Park over 400 Update:** Jim Durrett told the board that KCI Technologies is over halfway through its survey work and analysis of geotechnical data. The Park nonprofit is embarking on its first fundraising campaign.
- n) **“the buc” Study Update:** Ms. Starling mentioned a plan of attack to the board for the shuttle system re: shifting to a micro-transit-type model. After meeting with the current vendor, she ascertained that they had been bought by a technology company which would bring the needed technology piece into the system and has the potential to operate the kind of model that the CID wants to see. Thus, the process is in a holding pattern while waiting on the vendor to see what the new process will look like, before making any changes. Staying with the current vendor would be ideal.
- o) **Housing Study Update:** Ms. Starling held a steering committee meeting in February 2019 and received a lot of feedback. She said that it became clear it was extremely important that it is understood that the study is coming from a traffic standpoint. There will be a final meeting in April, with recommendations in May. She told the board that they can meet with her after the board meeting for more details. Jim Durrett stated that everyone needs to be focused on this issue; it is complicated and complex and difficult to come up with solutions. Ms. Starling added that one of the things coming out this process is the definition of success – reducing transportation cost, access to good schools, and so forth. Howard Shook asked Ms. Starling to consider the rent control argument.
- p) **PATH400 Update:** Ms. Starling gave a brief overview of the project to date and shared a presentation with the board. A construction tour will be held on April 13th.

5) New Business:

- a. **CID Annual Goals Approval:** Jim Durrett referred the board to the CID Annual goals in the board packet. He met with Robin Suggs, Herbert Ames, and Thad Ellis, and the consensus is that these goals are a good, concise and clear picture of organizational goals, and will be used to evaluate performance at end of the year. Thad Ellis asked for an update every other meeting. Jim Durrett said he will send a report every month to the board re: goals. The board agreed.
- b. **2018 Funding Decommittments:** Jim Durrett asked the board to approve the

BUCKHEAD COMMUNITY IMPROVEMENT DISTRICT (CID)

Minutes

March 27, 2019

decommitment of funds from the programs and administrative budgets in 2018.

MOTION: Robin Suggs put forth a motion to approve the decommitment of funds in the amount of \$126,109.16 from the programs and administrative budgets; seconded by Herbert Ames. The motion passed unanimously.

- c. **LCI Placemaking grant matching funds - \$40k:** Ms. Starling explained that LBI has applied for an LCI grant through ARC which needs a local match of \$40,000 for the application.

MOTION: Herbert Ames put forth a motion to approve \$40,000 match for the LCI placemaking grant application; seconded by Matt Rendle. The motion passed unanimously.

- d. **PATH400 Engineering funding:** Denise Starling stated that federal funding was secured from Wieuca north to Loridans for PATH400. This section has federal funds matched with TSPLOST dollars. She would like to move the project forward as quickly as possible, not wanting to be at the end of the line with TSPLLOT dollars. The goal is to advance the design and pull down the construction money sooner. The total cost is \$334,000, which would be broken down as follows: decommit \$200k from the South Fork bridge since they will not build to the width that the money was contingent upon, apply this amount to the funding request, leaving \$144,000 to be funded.

MOTION: A motion was placed before the board by Robin Loudermilk to fund the engineering design for PATH400 in the amount of \$344,000, decommitting \$200,000 from South Fork bridge and applying it to this amount, for a net commitment of \$144,000; seconded by Robin Suggs. Unanimously approved by the board.

- e. **Caucus of Electors for May 22:** Mr. Rainey told the board that post 5 (Robin Suggs), post 7 (David Allman), and post 9 (Herbert Ames) will be up for vote in May. The board needs to call for a caucus of electors.

MOTION: A motion was placed before the board Jim Bacchetta to call for a caucus of electors for posts 5, 7, 9 to be held at the May 22 meeting; seconded by Scott Snipes; Approved unanimously by the board.

BUCKHEAD COMMUNITY IMPROVEMENT DISTRICT (CID)

Minutes

March 27, 2019

- f. **Miscellaneous:** Thad Ellis mentioned that the CID office will be moving, and more information will be forthcoming later.

The meeting adjourned at 9:02 a.m. The next regular Board meeting is scheduled in Tower Place 100, Suite 1515 on May 22, 2019 at 7:30 a.m.

APPROVED BY THE BOARD, this _____ day of _____, 2019.

_____, Secretary