

BUCKHEAD COMMUNITY IMPROVEMENT DISTRICT (BCID)

Minutes

November 3, 2021

Preamble:

A Meeting of the Board of Directors of the Buckhead Community Improvement District was held on November 3, 2021, pursuant to legal notice at One Buckhead Plaza, located at 3060 Peachtree Road NW, Atlanta, Georgia 30305. Chairman Thad Ellis called the meeting to order at 8:00 a.m.

Attendance:

The Board Secretary recorded attendance and reported that a quorum was present. Members in attendance in addition to Mr. Ellis were: Robin Suggs, Herbert Ames, Jim Bacchetta, Matt Rendle, Robin Loudermilk and Scott Snipes.

Also, in attendance were Jim Durrett, Executive Director; Rebecca Stokes, Board Secretary, Director of Finance; Tony Peters, Director of Capital Projects and Programs; Matt Gore, Projects and Programs Manager; Lynn Rainey, Board Attorney.

No guests were present.

1. **Board Meeting Minutes from July 28, 2021:** Mr. Durrett asked the Board to approve the Minutes from the July Board meeting. **MOTION: A draft of the July 28, 2021, Board Meeting Minutes was reviewed by the Board. Mr. Loudermilk made a motion to approve the July 28, 2021 Minutes, seconded by Mr. Bacchetta. No objections were recorded. The motion passed unanimously.**
2. **Treasurer's Report:** Mr. Ames provided the Board with a review of the monthly financial reports included in the Board packet, current as of August 31, 2021.
3. **Projects and Programs Report:**
 1. **HUB404 Conservancy:** Mr. Durrett provided details of the project status. Mr. Durrett submitted a request for a \$7 Million Federal grant for engineering services. HUB404 Conservancy and MARTA have each committed \$1 million towards the matching funds required for the grant. ***Ref New Business 1.***
 2. **Public Safety:** Mr. Durrett provided details of the program. Previously, a meeting with the Atlanta Police Chief was held to discuss the need for additional police officers in Zone 2. After some research, the Chief of Police agrees that additional officers are needed in Buckhead. Cousins has agreed to provide space in One Buckhead Plaza for a new precinct with a 10-year lease for \$1 annually and the City of Atlanta will cover furnishings and annual operating expenses. The cost to

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build out the space is projected to be \$150,000. The Buckhead Coalition has agreed to pay \$50,000 towards the TI expenses and Mr. Durrett is requesting the BCID commit \$100,000 towards the balance. The Atlanta Police Foundation has created an account through the Buckhead Security Plan for donations. Ms. Suggs responded that Simon has also provided a \$0 lease to the Atlanta Police Department for a precinct at Lenox Square Mall. Ms. Suggs recommended when news about the new precinct is released that this be included. Mr. Ellis stated that the additional physical presence of officers will be a great deterrent for crime. Mr. Peters provided additional details regarding the ongoing Public Safety program. The Chief of Police has committed an additional 24 officers to Zone 2. Going forward Buckhead will receive 4-5 officers with each graduating class. Today, the APD is hosting a showcase at Flourish to highlight its various divisions including SWAT and Air Command. Mr. Ellis asked about the new proposed Police training facility. Mr. Loudermilk stated that a lease has been executed and they are seeking funding to cover construction. Mr. Peters reported that he regularly meets with Major Senzer to get security updates. In a recent meeting, Major Senzer stated that the Zone 2 officers are doing a great job. In addition, Mr. Peters and Mr. Durrett have been working with the License Review Board regarding Buckhead clubs and restaurants that have been not meeting zone requirements. Mr. Ellis and Mr. Ames commended Mr. Peters for his work on the issues. *Ref New Business 2.*

3. **Peachtree Phase 3 Update:** Mr. Peters provided a summary of the project. The project agreement between City of Atlanta and GA Department of Transportation has been executed. Mr. Peters met with Georgia Power and GDOT regarding utility relocation. The project may be delayed to avoid traffic delays during the holidays.
4. **Piedmont Widening:** Mr. Peters presented a summary of the project. We are moving forward with the Right of Way Acquisitions. Mr. Ellis asked when Right of Way will be completed. Mr. Peters replied that it should be completed by end of January 2022 with letting to begin in March 2022.
5. **Wieuca-Phipps Roundabout Update:** Mr. Peters provided a summary of the project. We have completed all title work required for Right of Way acquisition and have started appraisals. There is some additional work due to zoning changes with Church property. We still anticipate construction to begin the first quarter of 2022.
6. **Lenox Road Complete Street-Phase 1:** Mr. Peters provided a summary of the project. We have completed the title work and appraisals for Right of Way

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acquisitions. The goal is to have offers approved by year-end with construction to begin first quarter of 2022. The majority of construction will be done on the Lenox Square Mall side of the street with sidewalk and ADA improvements on the opposite side. BCID is working with City of Atlanta to dramatically improve the street paving. Mr. Peters asked the board to ratify \$44,600 for Right of Way acquisition work. *Ref New Business 3.*

7. **Lenox Road Complete Street-Phase 3:** Mr. Peters provided a summary of the project. Previously, the BCID was successful in a request for \$4 million in Federal funding for construction. We have published an RFQ for the engineering firm for this project. ARC TIP applications for funding are due December 2, 2021 and the BCID is planning to submit a request for additional funds. We are working with ARC to determine if the TIP request would be better received for Phase 2 or 3. In order to request funding, we would ask the BCID board consider a commitment of \$1.2 million towards an ARC TIP application for Phase 2 or Phase 3. Mr. Durrett reminded the board that the current Funds Forecast does not include 2023 tax revenue. *Ref New Business 4.*
8. **West Village Streetscapes Update:** Mr. Gore presented a summary of the project. The City of Atlanta is currently working on the storm water drainage but has been delayed due to illness in their crew. As a result, the project is delayed so holiday traffic is not affected. The construction crew is going to start working on the section between East Andrews and West Paces Ferry in February 2022 with construction to be completed in the 3rd Quarter.
9. **2021 Infrastructure Maintenance Budget:** Mr. Gore provided a summary of this 2021 program. BCID was working to replace streetscape pavers with concrete and pressure washing sidewalks from Peachtree Dunwoody to Maple Road. Mr. Ellis asked if the pressure washing can be done annually. Mr. Gore stated the cost was \$25,000 and it can be included in the annual budget. There have also been other repairs such as replacing light poles as needed and graffiti clean-up. Walter Dixon has been working to keep these issues under control. Most recently, we are working to replace the flashing beacon on West Paces Ferry that was knocked down. Ms. Suggs asked if we are working with the insurance company to be reimbursed for the repair costs. Mr. Peters reported that the police report has been requested for that purpose. Mr. Durrett stated that GDOT has a department to handle these items and we are checking to see if BCID can work with them.
10. **BUC Shuttle:** Ms. Starling informed the board that due to COVID19, the launch of the new micro-transit service was put on hold. We were planning a re-launch in November 2021, but the vehicles were recalled. Our next re-launch date is

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anticipated to be March 2021. She is working with Lynn Rainey regarding contract amendments.

- 11. Miracle on Peachtree:** Ms. Starling presented the details of the upcoming holiday events. Events include a 5K Run with a Santa, Hot Chocolate Crawl and Christmas trees in Loudermilk Park. After a week of display, the Christmas trees will later be given to Atlanta Fire Stations.
- 12. PATH400:** Ms. Starling presented a summary of the multi-use trail in Buckhead. We are getting final approvals from GDOT for the next section from Wieuca Road to Lordians Road. We are hoping to get the construction started in first quarter of 2022. There are some smaller sections in Highland Park and Lindbergh that remain to be completed. LBI partnered with MARTA and Buckhead Rotary to install a mural on PATH400 that celebrates the survivors of human trafficking. LBI will submit an application for ARC TIP funds in December to take PATH400 to the city limits towards Sandy Springs.
- 13. Development Review Committee:** Ms. Starling provided a summary of projects that came before the committee.
- 14. Georgia Trend Magazine:** Mr. Durrett stated that Georgia Trend is highlighting Buckhead in their December issue. The BCID has placed an ad in the December issue and asked the board to ratify \$6,634. *Ref New Business 5.*
- 15. 2022 Landscaping Contract:** Mr. Durrett reported that an RFP was publicized for 2022 landscaping services. Based on responses, Russell Landscaping was selected. As the Gibbs contract ends December 31, 2021, we need board approval to approve the 2022 contract with Russell Landscaping. Ms. Suggs asked if the cost has increased. Mr. Gore responded that there was an increase of approximately \$15,000 due to additional scope of services. *Ref New Business 6.*
- 16. Buckhead Cityhood:** Mr. Durrett reported that there is a Legislative hearing tomorrow to discuss the Buckhead Cityhood. Mr. Durrett will be attending but not participating.
- 17. Council for Quality Growth:** Mr. Durrett report that the BCID former chairman of the board, David Allman, will be honored at a reception tomorrow. He will be attending to speak and represent BCID.
- 18. Pharr Road:** Mr. Ames asked if we had expended the current infrastructure budget. Mr. Peters responded that we have. Mr. Ames asked if the BCID can work with the City of Atlanta to add striping on Pharr Road. Mr. Durrett responded we inquire.

4. New Business:

- 1. HUB404:** The board was asked to approve a resolution to commit a \$2 million

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match for a \$7 million Federal Grant application. **MOTION: Mr. Loudermilk put forth a motion to approve a \$2 million match for a \$7 million Federal Grant application; seconded by Mr. Ames. The motion passed 6-1 with Ms. Suggs opposed**

2. **New APD Police Precinct:** The board was asked to commit up to \$100,000 towards the TI expenses for the new precinct at One Buckhead Plaza. **MOTION: Mr. Ames put forth a motion to approve a commitment of up to \$100,000 towards TI expenses for the new precinct at One Buckhead Plaza; seconded by Ms. Suggs. No objections were recorded. The motion passed unanimously.**
3. **Lenox Road Complete Street – Phase 1:** The board was asked to ratify \$44,600 for Right of Way expenses. **MOTION: Mr. Ames made a motion to ratify \$44,600 for Right of Way expenses; seconded by Mr. Rendle. No objections were recorded. The motion passed unanimously.**
4. **Lenox Road Complete Street – Phases 2 or 3:** The board was asked to consider a commitment of \$1.2 million toward ARC TIP application for Phase 2 or Phase 3. **MOTION: Mr. Loudermilk made a motion to approve a commitment of \$1.2 million match for an ARC TIP application for Phase 2 or Phase 3; seconded by Mr. Bacchetta. No objections were recorded. The motion passed unanimously.**
5. **GA Trend Magazine Ad:** The board was asked the board to ratify \$6,634 for a BCID ad in the December GA Trend Magazine. **MOTION: Ms. Suggs made a motion to ratify \$6,634 for an ad in the December GA Trend Magazine; seconded by Mr. Rendel. No objections were recorded. The motion passed unanimously.**
6. **2022 Landscaping Contract:** The board was asked to approve a contract with Russell Landscaping for 2022 services in an amount not to exceed \$176,000. **MOTION: Mr. Loudermilk made a motion to approve a contract with Russell Landscaping for 2022 landscaping services in the amount not to exceed \$176,000 subject to contract review by Lynn Rainey; seconded by Mr. Bacchetta. No objections were recorded. The motion passed unanimously.**

Mr. Durrett stated that after this morning's meeting, Mr. Ellis will provide a tour of the new APD precinct space in One Buckhead Plaza.

Mr. Durrett asked for additional comments. There being none, the Board meeting adjourned at 9:30 a.m.

The next regular Board meeting is scheduled for December 8, 2021 at 3:30 p.m.

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APPROVED BY THE BOARD, this 8th day of December, 2021.

Rebecca A. Jones, Secretary