

BUCKHEAD COMMUNITY IMPROVEMENT DISTRICT (BCID)

Minutes

January 26, 2022

Preamble:

A Meeting of the Board of Directors of the Buckhead Community Improvement District was held on January 26, 2022, pursuant to legal notice, at Terminus Commons, located at 3280 Peachtree Road NE, Atlanta, GA 30305. Chairman Thad Ellis called the meeting to order at 8:02 a.m.

Attendance:

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

Also in attendance were Jim Durrett, Executive Director; Tony Peters, Director of Capital Projects and Programs; Matt Gore, Projects and Programs Manager; Denise Starling, Livable Buckhead Executive Director; John Vaughan, Board Counsel.

Guest: Don Harris, KCI.

1. **Board Meeting Minutes from December 8, 2021:** Mr. Durrett asked the Board to approve the Minutes from the December Board meeting and the Executive Session Minutes from December 8, 2021. **MOTION: The drafts of the December 8, 2021 Board Meeting Minutes and the Executive Session Minutes were reviewed by the Board. Mr. Loudermilk made a motion to approve the December 8, 2021 Minutes and Executive Session Minutes, seconded by Ms. Suggs. 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 November 30, 2021.
3. **Projects and Programs Report:**
 1. **Public Safety:** Mr. Peters provided details about the Public Safety program. The CID recently received the third patrol car with the BCID logo, and it now needs to be added to the City of Atlanta Police fleet, which is scheduled for consideration in February. Mr. Ellis provided details regarding the design of the new precinct in the Buckhead Village. Through this program, the goal is to start with 12 officers and increase to 24 officers over time. Mr. Ames asked if this precinct would be a turnkey space. Mr. Ellis responded that it will. Mr. Peters reported that all funding provided by BCID and The Buckhead Coalition was paid directly to the Atlanta Police Foundation, which holds the lease with Cousins Properties.

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- 2. Peachtree Phase 3 Update:** Mr. Peters provided a summary of the project. Construction began at the end of December 2021, and it is estimated to take 15 months to complete. The first three months involve Georgia Power's underground utility work. The contractor, P2K, will begin work along the Maple Drive section. The goal is to complete this project before the 2022 holiday season. There are plans in the works to hold a groundbreaking event with the Mayor in April or May.
- 3. Piedmont Widening:** Mr. Peters presented a summary of the project. We are closing on three right of way acquisitions today. Letting is scheduled for June 2022. Mr. Ellis asked if there are any challenges with the remaining six parcels of right of way; Mr. Peters responded that no additional challenges are anticipated or known at this time.
- 4. Wieuca-Phipps Roundabout Update:** Mr. Peters provided a summary of the project. The CID is making offers to property owners in the project area, and it is anticipated that negotiations will start soon. We hope to be under construction at the end of the second quarter or early in the third quarter of 2022.
- 5. Lenox Road Complete Street-Phase 1:** Mr. Peters provided a summary of the project. It is anticipated that GDOT will complete the review of both appraisals this week.
- 6. Lenox Road Complete Street-Phase 2:** Mr. Peters provided a summary of the project. The City of Atlanta is going to hold a vote in May 2022 to approve a new T-SPLOST, and the City will include \$6 million for Phase 2 within its project list.
- 7. Lenox Road Complete Street-Phase 3:** Mr. Gore provided a summary of the project. An RFQ for design firms was published and four submissions were received. We internally narrowed the list to three firms and then worked with Rogers Partners to choose a firm. As this project aligns with the HUB404 project, we thought their input would be valuable. Pond & Company was unanimously recommended by all involved in the review. Mr. Peters then provided a summary of the Lenox Road Scoping Project. There is a concern about pedestrian crossings at the street level, so options are being considered that would involve an elevated pedestrian crossing. If feasible, the crossing would be the northern entrance to the future HUB404. Pond will do a feasibility study to determine if this is possible before further action is taken. Mr. Ames asked questions about potential costs for the project.
- 8. HUB404 Conservancy:** Mr. Durrett provided details on the project status. On

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February 18, the Congressional Continuing Resolution will expire, and the new budget will be considered for adoption in Washington, D.C. The lobbying team at Denton's has been preparing for opportunities associated with the federal budgeting schedule. With these new opportunities, the Denton's team will be pursuing different funding opportunities for HUB404 through federal grants. An existing grant application has been submitted for federal funding for water and sewer infrastructure improvements through the CARES Act. Funding awards may be announced as early as the end of January, but will likely come in February. Ms. Suggs asked if there is an update on the projected cost for HUB404. Mr. Durrett responded that it was initially projected at \$250 million, and the projected cost has now increased to \$273 million.

- 9. West Village Streetscapes Update:** Mr. Gore presented a summary of the project. As previously stated, the City of Atlanta is currently working on the stormwater drainage improvements, but delays arose related to illness in the work crew. Work on the project resumed at the beginning of the year and the project is expected to be completed by the end of February. We anticipate our construction crew on East Andrews will complete their work in line with the City of Atlanta's schedule. It was noted that the work on East Andrews is particularly challenging due to utilities in the area. The entire project is still on schedule to be completed the project by late summer of this year.
- 10. Livable Buckhead Annual Presentation:** Ms. Starling presented LBI's 2021 accomplishments, and provided updates regarding ongoing and upcoming initiatives. Her presentation included updates on the BUC restart, LBI's partnership with the Rotary Club of Atlanta, Path 400, and the First Responder Housing Program.
- 11. HUB404 Follow-Up:** Mr. Durrett reported that The HUB404 Conservancy is in very good financial shape; one reason for this is that many commercial property owners have committed to an annual operating expense. In the case of office buildings, many are committing a penny per rentable square foot. Cousins Properties is participating in this program. Also, a number of hotels, including the Grand Hyatt, have committed \$10 per key. This fall, the Conservancy hopes to be able to hire staff, including an Executive Director.
- 12. MARTA:** Mr. Durrett reported that MARTA will be refreshing the Lenox MARTA station. Pond & Company was awarded the project, and BCID will be working with Pond as the project advances.
- 13. Buckhead Business Association:** Mr. Durrett reported that BCID is going to be

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working with BBA for 2022 projections. With COVID and the loss of their meeting space, we will be working with them to come up with a new plan for this year and the future.

- 14. 2023 Joint Organizational Program:** Mr. Durrett reported that he will be working with Ms. Starling for a 2023 joint program that includes LBI, BCID, The Buckhead Coalition and potentially the BBA, where representatives will come together to discuss and celebrate the sum total of the organizations and collective impact.
- 15. Valley Road and Habersham:** Mr. Peters reported that the City of Atlanta requested assistance from BCID on an upcoming project located at the intersection of the Valley Road and Habersham, which is just north Piedmont and Habersham. BCID is going to engage an engineering firm to provide a cost estimate to start that process. We will reach out to the board with the dollar amount to ask if we should move forward. The City of Atlanta will contribute towards the cost but they want the CID to manage the project. Mr. Durrett stated the reason that the BCID can do this is because its design work is proximal to the CID, much like we've done with studying Piedmont Road outside of the city. Any construction costs would be paid by the City of Atlanta.
- 16. North Buckhead Business Association - Signature Streets:** North Buckhead Association approached the BCID and asked for assistance to develop a design concept for Wieuca and Old Ivy Roads that would connect the Phipps Wieuca Roundabout. They call their project "Signature Streets." BCID has engaged a firm to do the design work. The community and Josh Rogin with GDOT have given positive feedback for the design concept. The North Buckhead Association will be raising the money to build the streetscapes, and the City of Atlanta may be willing to make financial contributions.

4. New Business:

- 1. LBI Annual Support:** In recent years, BCID has provided \$200,000.00 annually for operating support for LBI. Mr. Durrett asked the board to entertain a motion to continue this support of \$200,000 for 2022. **MOTION: Mr. Bacchetta made a motion to continue BCID's annual support of \$200,000.00 for LBI for 2022; seconded by Mr. Ames. No objections were recorded. The motion passed unanimously.**
- 2. Phipps Wieuca Roundabout ROW:** The Board was asked to approve an Agreement with Atlas Technical Consultants for an amount not to exceed \$99,550.00. **MOTION: Mr. Loudermilk made a motion to approve the execution of an**

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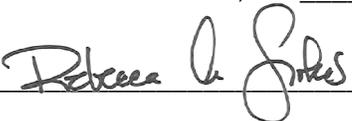
Agreement with Atlas in the amount of \$99,550; seconded by Mr. Snipes. No objections were recorded. The motion passed unanimously.

3. **GA400 Interchange:** The Board was asked to approve a de-commitment of \$138,051.12 from the GA400 Interchange Project, as the project is not moving forward at this time. **MOTION:** Ms. Suggs made a motion to approve the de-commitment of \$138,051.12 from the GA400 Interchange Project; seconded by Mr. Ames. No objections were recorded. The motion passed unanimously.
4. **2022 Administrative Budget:** The Board was asked to approve the 2022 Administrative Budget, with a total amount of \$1,075,312.98. **MOTION:** Mr. Ames made a motion to approve the 2022 Administrative Budget with a total amount of \$1,075,312.98; seconded by Mr. Bacchetta. No objections were recorded. The motion passed unanimously.
5. **2022 Annual Programs Budget:** The Board was asked to approve the 2022 Programs Budget of \$1,930,900. **MOTION:** Ms. Suggs made a motion to approve the 2022 Program Budget of \$1,930,900; seconded by Mr. Loudermilk. No objections were recorded. The motion passed unanimously.

Mr. Durrett asked for additional comments. There being none, the Board meeting adjourned at 9:44 a.m.

The next regular Board meeting is scheduled for April 27, 2022, at 8:00 a.m.

APPROVED BY THE BOARD, this 27th day of April, 2022.


_____, Secretary