

## BUCKHEAD COMMUNITY IMPROVEMENT DISTRICT (BCID)

### Minutes

October 26, 2022

#### **Preamble:**

A Meeting of the Board of Directors of the Buckhead Community Improvement District was held on October 26, 2022, pursuant to legal notice, at One Buckhead Plaza, located at 3060 Peachtree Road NW, Atlanta GA 30305. Chairman Thad Ellis called the meeting to order at 8:00 a.m.

#### **Attendance:**

Attendance was recorded and it was reported that a quorum was present. Members in attendance in addition to Mr. Ellis were Robin Suggs, Jim Bachetta, Matt Rendle, Scott Snipes and Amy Knopf.

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; Rebecca Stokes, Director of Finance; Lynn Rainey, Board Counsel.

Guests: Andrew Kohr, Pond & Company; Clark Kennedy, Kimley-Horn; Edie Weintraub, Terra Alma.

- 1. Board Meeting Minutes from July 27, 2022:** Mr. Durrett asked the Board to approve the Minutes from the July Board meeting and Executive Session. **MOTION: The draft of the July 27, 2022 Board Meeting Minutes and Executive Session were reviewed by the Board. Mr. Bachetta made a motion to approve the July 27, 2022 Board meeting and Executive Session, seconded by Mr. Rendle. No objections were recorded. The motion passed unanimously.**
- 2. Treasurer's Report:** Mr. Durrett provided the Board with a review of the monthly financial reports included in the Board packet, current as of August 31, 2022. The Available Funds Forecast reflects \$4M available in uncommitted funds through September 2023. This does not include 2023 tax revenue. Mr. Ellis asked if we are monitoring interest rates. Mr. Durrett reported that we have most of our cash in money market accounts with Georgia Primary. Ms. Stokes reported that we have \$2.5M in a CD and are watching rates for future opportunities.
- 3. Project Management Report:** Mr. Gore presented a first draft of a Project Management Report that ties the dollar amounts committed by the board to total projected project budgets. This report provides a cash flow analysis to be used in making future commitment decision for projects and programs. Mr. Peters asked if the board agreed with projecting an annual increase of 4% in tax revenue. Mr. Ellis responded that he

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agreed with the projection. Mr. Durrett stated that this can be revised based on the market trends.

4. **Projects and Programs Report:**

- a. **Public Safety:** Mr. Peters provided a summary of the Public Safety program. The subsidy police officers funded by the BCID continue to provide support to Zone 2 police officers. Zone 2 continues to use them for increased calls. Mr. Durrett stated that he previously reached out to the Board members to ask them to consider fronting the cost to purchase of six police cruisers for City of Atlanta APD for use in Zone 2 including the BCID. Responses from the board members were positive and he moved forward with the purchase. Mr. Rainey and Mr. Durrett are working with City of Atlanta to develop an agreement that will provide a reimbursement from City of Atlanta to BCID for the six police cruisers. ***Ref New Business #11***
- b. **Peachtree Phase 3 Update:** Mr. Peters provided a summary of the project. The project is anticipated to be completed this year. A ribbon cutting event is tentatively scheduled on December 12<sup>th</sup> at 2:00 p.m. but we are waiting for the Mayor to confirm. Mr. Peters confirmed that GDOT will be installing reflective tape on the median curbs. Many people have been involved in this project including the previous Board Chairman, David Allman and previous Vice-Chairman, John Lundeen. In appreciation, we have invited both to attend the ribbon cutting.
- c. **Piedmont Widening:** Mr. Peters presented a summary of the project. We have 4 Right of Way parcels to purchase for this project. These have been approved by GDOT and we are now in the negotiating process. Georgia Power will be working on the underground utilities which is anticipated to take 9 months. Ms. Knopf asked about the turn lane issues at Peachtree and Piedmont and if they are being addressed. Mr. Peters stated that he is discussing with GDOT as it is unclear if this is responsibility of AGL or GDOT. Mr. Peters stated that we have looked at the BCID commitment for this project and feel confident that we can de-commit prior local commitments on this project. Mr. Starling asked the projected start date of this project and Mr. Peters responded that it advertises in January with an anticipated start in March 2023. ***Ref New Business #12***
- d. **Wieuca-Phipps Roundabout:** Mr. Peters presented a summary. This project is funded by City of Atlanta and the BCID which alleviates the GDOT requirements. We have closed on the church right of way parcel for \$1.7M and will be closing on the remaining four parcels by end of 2023. We anticipate advertising for bids on this project in December. Mr. Peters stated that legislation has passed that

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allows a CID to avoid the City of Atlanta procurement process, if desired. This should speed up the process for this project. Mr. Durrett stated that this legislation is due to the new administration. This project will take 36 to 48 months to complete and will include utility work. We project the work to start in February.

***Ref New Business #13.***

- e. **Lenox Road Complete Street:** Mr. Peters stated that going forward we will present to the Board on the complete Lenox Road project instead of the individual phases. Mr. Durrett stated we are doing this because it is how this project will be presented to the public. Phase 1 of this project is currently in the Right of Way acquisition phase. ***Ref New Business #14.*** Mr. Gore reported that we have gone through the engineering qualification process for Phase 2. Based on the results, we have chosen Kimley-Horn and are negotiating the contract with them. Ms. Suggs asked for clarification that this project increases walkability but no road improvements. Mr. Gore confirmed. The City of Atlanta will pay for construction ***Ref New Business #15.*** Mr. Gore introduced Mr. Kohr who provided the board an overall concept design of Phase 3 of the project. Mr. Durrett stated that the original design concept did not include the bridge, but the analysis showed that we could not redesign the intersection to improve walkability. Because of this, we have added a pedestrian bridge to this project. ***Ref New Business #16.***
- f. **West Village Streetscapes:** Mr. Gore provided a summary. The project is in the last phase with sidewalk work being done by Thanksgiving. After the holidays, we will finish up this project.
  - a. **Infrastructure Maintenance:** Mr. Gore reported crews continue to work on paver replacement and will stop work during the holidays to mitigate traffic delays. Work will start again in January.
  - b. **HUB404:** Mr. Durrett reported that we have decided to not pursue the Reconnecting Community Grant due to conflict with the Stitch Project funding request. We are pursuing a RAISE Grant to further the design of HUB404 and continue to pursue federal funding for this project. In the first week of November, the HUB404 project team will discuss project status and funding needs.
  - c. **PATH400:** Ms. Starling reported that the procurement process is complete and will be hosting a Groundbreaking event on November 10<sup>th</sup>. This section of the path is large and will take 22 months of construction. The project came in overbudget, but GDOT has agreed to add additional funding to cover the difference.
  - d. **BUC 2.0:** Ms. Starling reported that the new micro-transit has been in operation for 6 months. The ridership has doubled since inception with about 90 riders a

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day. Charts were provided to the Board that reflected the data gathered regarding ridership. A large marketing push continues, and we continue promotions with specials provided by sponsors that include the The Whitley, Embassy Suites and Sweetgreens. Mr. Durrett stated that MARTA is looking into this type of service as well. Ms. Starling stated that LBI has been working with MARTA. One advantage in our service is our program changed so riders are picked up at their location versus having to walk to specific pick-up locations.

- e. **Piedmont Roswell Habersham:** Mr. Peters reported we have submitted a conception report to GDOT. Due to delays from the pandemic, the project was paused but is now moving forward. Mr. Durrett stated that our neighbors want to see improvement in this intersection and the State of Georgia has committed to invest in this project. *Ref New Business #17.*

**NEW BUSINESS:**

- 11. Six APD Chargers:** The board was asked to ratify the purchase of six police cruisers in the amount of \$226,188 and the authority to enter into an agreement with City of Atlanta for reimbursement of this expense over the next five years. **MOTION: Ms. Suggs made a motion to ratify the purchase of six police cruisers for City of Atlanta to be reimbursed by City of Atlanta over five years and to authorized the Executive Director to execute an agreement with the City of Atlanta; seconded by Mr. Snipes. No objections were recorded. The motion passed unanimously.**
- 12. Piedmont Widening Project:** The Board was asked to de-commit \$6.5M of local committed funds for Piedmont Widening. **MOTION: Mr. Rendle made a motion to de-commit \$6.5M of local committed funds for Piedmont Widening; seconded by Mr. Bachetta. No objections were recorded. The motion passed unanimously.**
- 13. Phipps Wieuca Roundabout:** The Board was asked to approve of commitment of the \$3.2M for Right of Way expenses. **MOTION: Ms. Suggs made a motion to commit \$3.2M for Right of Way expenses; seconded by Mr. Snipes. No objections were recorded. No objections were recorded. The motion passed unanimously.**
- 14. Lenox Phase 1:** The Board was asked to ratify \$6,954 for additional engineering services. **MOTION: Mr. Rendell made a motion to ratify \$6,954 for additional engineering services; seconded by Mr. Snipes. No objections were recorded. The motion passed unanimously.**
- 15. Lenox Phase 2:** The Board was asked to approve a motion authorizing Jim Durrett to negotiate a contract with Kimley-Horn for engineering services. The negotiated scope of services and fee will be brought back to the Board for approval. **MOTION: Mr. Bachetta made a motion authorizing Jim Durrett to negotiate a contract with Kimley Horn for**

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engineering services; seconded by Mr. Snipe. No objections were recorded. The motion passed unanimously.

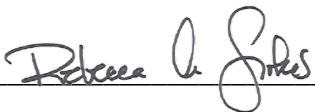
**16. Lenox Phase 3:** The Board was asked to approve a motion to de-commit a local match of \$1.2M due to an unsuccessful ARC grant request of \$4.8M. **MOTION: Mr. Bachetta made a motion to de-commit a local match of \$1.2M due to an unsuccessful ARC grant request; seconded by Mr. Rendle. No objections were recorded. The motion passed unanimously.**

**17. Habersham/Roswell/Piedmont:** The board was asked to approve \$35,000 for increased design expenses. **MOTION: Mr. Bachetta made a motion to commit \$35,000 for additional design expenses; seconded by Mr. Snipes. No objections were recorded. The motion passed unanimously.**

The Board meeting adjourned at 9:51 a.m.

There will be a short Executive Session Board meeting is tentatively scheduled for December 12, 2022 after the Peachtree Phase 3 Ribbon Cutting event. We will confirm availability.

APPROVED BY THE BOARD, this 25th day of January, 2022.

, Secretary