

# **BUCKHEAD COMMUNITY IMPROVEMENT DISTRICT (CID)**

## **Minutes**

**August 26, 2008**

- 1) A Meeting of the Board of Directors of the Buckhead Community Improvement District was held on August 26, 2008 pursuant to legal notice in the Regent Partners Conference Room located on the 15<sup>th</sup> Floor of Tower Place 100 Building, 3340 Peachtree Road, Atlanta, Georgia. Chairman David Allman called the meeting to order at 3:35pm.
  
- 2) The Board Secretary checked off attendance and reported there was a quorum present. Members in attendance in addition to Mr. Allman were: John Lundeen, Vice Chairman, Robin Loudermilk, Claude Petty, and Mike Romstad. Scotty Greene, Executive Director, Brian McHugh, Project Manager, Jo-Anne Carlson, Board Secretary, and Lynn Rainey, Board Attorney were also present. Guests present included Garth Peters of the Buckhead Coalition, John Page, Eric Cox of American Coach, Johnson Bazzel, and Neal Stump of American Realty Advisors. Mr. Petty pointed out an error in the agenda for item no. 5 under the Executive Director's Report. 'Liberal Cities Coalition' should be 'Livable Communities Coalition'.
  
- 3) A draft of the Minutes from the July 29, 2008 Board meeting were reviewed. Mr. Petty made a motion to approve the Minutes; seconded by Mr. Loudermilk. The motion passed unanimously.
  
- 4) Treasurer's Report: Mr. Greene noted the inclusion of the standard monthly reports and payables in the board packets.
  - a) Mr. Greene stated that all non-shuttle payables, including the supplemental non-shuttle payables were within budget.
  - b) Mr. Greene referred the Board to page 12 of the board packet and a discussion followed about the Tax Digest Analysis as prepared by Jim Stevens.
  - c) Regarding the Shuttle payables, Mr. Greene stated, on behalf of Denise Starling, Executive Director of BATMA, that there was nothing unusual for the shuttle payables and that everything was within budget.
  
- 5) Shuttle Report: In the absence of Denise Starling, there was no shuttle report.
  
- 6) Executive Director's Report:

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- a. Peachtree Boulevard Project Update:
  - 1) Phase I Construction Update- Mr. McHugh stated that work is being done on visibility for medians. GDOT has the responsibility to ensure safety of the road.
  - 2) Phase II: Mr. Greene stated that an easement solution has tentatively been worked out with Simon Property Group in front of Lenox Square. Hines property has made a counter offer in exchange for design variance. Mr. Greene is trying to increase the amount of the counter offer. Many property owners are waiting on Simon Properties before making a decision. BP is waiting on lawyers. Mr. Romstad stated, regarding Simon Properties, that there is a lot of back and forth due to the sheer number of properties involved and the time it takes to get to a point of agreement. Mr. Petty asked that a visual of the parcels be brought to the next Board meeting. Mr. Greene will bring a scorecard that shows that status of the parcels. He also stated that the project is scheduled to be let in March 2009, on GDOT's calendar. Mr. Rainey brought up GDOT Value Engineering Rules for projects \$10 million or more. Mr. Greene stated that this was taken care of six months ago.
  - 3) Mr. Greene informed the Board of updated consultant expenses received (after negotiations) for plan amendments for Peachtree Boulevard in front of Lenox Square and nearby properties. For URS, the number has been reduced to \$72,000, and for the appraisals estimates are around \$28,000. A motion was placed before the Board by Mr. Lundeen to approve an amended budget not to exceed \$100,000 for work by URS and appraisals on plan amendments to Phase II at Lenox Square and nearby properties, seconded by Mr. Loudermilk, and unanimously approved by the board.
- b. Habersham/Piedmont Turn Lane: Mr. McHugh said he will be meeting with Piedmont Center on September 4<sup>th</sup>, 2008 to discuss parameters regarding avoidance or replacement of trees. Atlanta Housing Authority will be taking our request to its committee.
- c. SPI-9: Mr. Greene said 8 or 9 stakeholder meetings have been held to date. Some key attendees were George Morgan, Ben Carter Properties and John Lundeen. Public meetings will be held in the first two weeks of September. Notices will be sent to affected property owners about the meetings.

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- d. Northern Concourse Bridge update: Mr. Greene informed the board that MARTA has acted on the MOU and is awaiting signatures. Funding is in place, authorization launched. Hope to break ground in October 2009.
- e. Brookwood – Peachtree Battle CID Expansion – Mr. Petty asked about the status of the business plan and responses. Mr. Greene stated there have been none to date. Mr. Lundeen said that the process should be staff-driven, that it was Mr. Greene’s job to pursue the owners, get the process going. Mr. Greene will reconvene the property owners and move forward.
- f. Mr. Allman discussed the Livable Communities Coalition (‘LCC’) with the Board. The LCC is seeking funding to aid their efforts in making sure CIDs have dedicated funding, and have a voice in influencing transportation funding and channeling such into growth centers through a strategic plan. Mr. Petty asked who will be in charge of the strategic plan. Mr. Allman responded that it could be SRTA, perhaps GRTA – there is not a current consensus. The LCC is requesting \$25,000 per year for up to 3 years from the major CIDs such as The Buckhead CID and Cumberland, and \$12,500 from the outlying CIDs such as Gwinnett. He will come back to the board with an official request for funds.

### **7) New Business:**

a) Brickman Supplemental Irrigation Line Proposal Discussion: Mr. McHugh said they are still getting quotes on this, and preliminary findings are that a third line is recommended. A motion will be made at the next board meeting.

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b) Van Pool Expansion - Mr. Greene stated, on behalf of Denise Starling, that this discussion will be deferred to the September Board meeting.

8) Miscellaneous: Mr. Greene mentioned a study done by Connect Atlanta that had similar suggestions for the Habersham intersection, incorporating some aspects of the Piedmont Study. Mr. Allman said he would like to see the study.

Regarding cameras in the Village and outside the area, Mr. Greene mentioned that they are looking at Midtown and other areas to see how the cameras are funded. He mentioned that Major Sellers has said the camera monitoring has helped with crime reduction. A report on findings will be made by the November Board meeting.

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Mr. Greene referred the Board to the annual report draft in their packets. It will be sent out after Labor Day as a link via email, rather than printing paper copies.

- 9) The meeting adjourned at 4:50 pm. The next regularly scheduled Board meeting will be in the same location on September 23 at 3:30 pm.

APPROVED BY THE BOARD, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

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Secretary