

BUCKHEAD COMMUNITY IMPROVEMENT DISTRICT (CID)

Minutes

January 26, 2010

- 1) A Meeting of the Board of Directors of the Buckhead Community Improvement District was held on January 26, 2010 pursuant to legal notice in the Regent Partners Conference Room located on the 15th Floor of Tower Place 100 Building, 3340 Peachtree Road, Atlanta, Georgia. Chairman David Allman called the meeting to order at 3:38 pm.

The Board Secretary checked off attendance and reported that a quorum was present. Members in attendance in addition to Mr. Allman were: Larry Gellerstedt, Robin Loudermilk, Claude Petty, and Scott Selig. Jim Durrett, Executive Director, Denise Starling, Executive Director for BATMA, Brian McHugh, Project Manager, Lynn Rainey, Board Attorney, Sara Cuomo, BATMA and BCID Office Manager, and Jo-Anne Carlson, Board Secretary were also present. Guests present included Sally Silver of NPU-B, Kendall Craig of The Buckhead Alliance, Michael Brierly of Ruppert Companies and Rebecca King.

- 2) A draft of the Minutes from the December 15, 2009 Board meeting was reviewed. Mr. Petty put forth the motion to approve the Minutes; seconded by Mr. Gellerstedt. The motion passed unanimously.

Treasurer's Report: Mr. Durrett noted the inclusion of the standard monthly reports and payables in the board packets and gave a brief review. He mentioned that tax revenue collected to date for 2009 was \$4.532 million, and that roughly \$200,000 in 2008 tax revenues have been collected in 2009 and 2010. In response to Mr. Allman's question about the \$1.5 million in reimburseables, Mr. McHugh said that it is still being processed.

Mr. Durrett informed the board that there was an item that needed to be approved on the Non-Shuttle payables. Ms. Cuomo confirmed that the Traffic Officer Budget for 2009 went over-budget by \$1,460 and needs an adjustment. A motion was placed before the board by Mr. Petty to increase the Traffic Officer Budget for 2009 by \$1,460 to cover extra costs incurred; seconded by Mr. Selig. Unanimously approved by the board.

- 3) Shuttle Report: Ms. Starling referred the board to page 17 of the board packet. Ridership on the purple line was strong over the holiday season, but the Village route was slow, with an average of 14 riders per day. Mr. Loudermilk commented that visibility was really the important thing for the route in the Village, and though ridership was low, people saw the

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shuttle and were appreciative. Mr. Allman asked if there were lessons learned from the Village route that could be applied to future years. Ms. Starling said that perhaps starting earlier and doing more marketing might help make the route more successful. Regarding the old shuttle buses, College Park approved the transfer, and we are now waiting on FTA to finish the process. GRTA thinks this should all be complete by the beginning of March. American Coach also took one of the buses to College Park for a demonstration. The insurance coverage for the buses was adjusted to cover this outing.

Ms. Starling also referred the Board to page 24 which showed an overview of BATMA, its strategies and accomplishments.

4) Van Pool Report: There was no report.

5) Executive Director's Report:

a. Peachtree Boulevard Project Update:

- 1) Phase II – Funding and Bid Let Schedules: Mr. McHugh told the board that Infrasource was selected for construction, and is the same company used in Phase I. A pre-construction meeting will take place around February 2nd, with 30 days for mobilization; so early March should see activity on Peachtree Road. Mr. McHugh said he will be working on construction communication in February with retail (and hotels), commercial and residential entities. The State will notify the public of construction. Mr. Petty asked that the CID be consistent with its message about construction, perhaps have a script for everyone involved to use. Mr. McHugh also noted that the State will be absorbing the City of Atlanta utility costs, so the CID is decommitting \$410,354.64 from the phase II utility relocation budget, which can be used in other areas. As for cables, only one may need to be moved, which is also more savings for the CID. Mr. Petty asked if the Lenox entrance issue had been resolved. Mr. McHugh said yes. Mr. Petty asked if a visual could be either brought to the next meeting or sent by email to show the area and how the problem was resolved.
- 2) Peachtree Phase III Study and Evaluation – Mr. McHugh told the board that he continues to work on the bike lane issues, perhaps using side streets, and making other minor adjustments to the streetscape that will be

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amenable to all parties involved. He referred the board to a handout showing project costs totaling \$4.3 million. Working with consultants as to these expenditures, the best case scenario right now is a CID share of \$1.05 million, which includes \$150,000 already spent by the CID. Mr. McHugh said that the CID plans to submit an application to the Georgia Transportation Infrastructure Bank, through SRTA, and there is a 60 day waiting period, with a rolling application deadline. A motion was placed before the board by Mr. Gellerstedt to approve the Georgia Transportation Infrastructure Bank grant application using the amounts presented, authorizing \$900,000 in CID funding plus the \$150,000 already spent by the CID for preliminary engineering; seconded by Mr. Loudermilk. Unanimously approved by the board.

- b. Piedmont Corridor Implementation:
 - 1) Habersham: Mr. McHugh told the Board that there has been a positive response from Piedmont Center regarding the new cross-section designs. He also said that GDOT has the designs and he is awaiting a response. Both Mr. McHugh and Mr. Durrett met with Meg Pirkle of GDOT regarding Habersham and Piedmont 3/2. She said there is a potential for funding sources for both projects and will help the CID to pursue these options.
 - 2) 3 / 2 Conversion & Peachtree / Pharr Segment: Mr. McHugh told the board that the CID is thinking of approaching GDOT to be a sponsor of this project since most of it is outside of the CID. A letter is in progress right now to address this.
- c. SPI-9: Ms. Starling referred the Board to page 30 of the board packet. It shows the notes from the final steering committee meeting. After some last minute issues have been resolved, the process should be wrapped up in the next two weeks and be ready for submittal. Ms. Silver said that the City is supportive and ready to go on SPI-9.

In response to a question about SPI-12, Ms. Starling said there should be a decision either at the end of this week or early next month.

- d. Village Streetscape Program: Mr. McHugh told that board that Silverman and Kimley-Horn are working on an implementation and strategy plan for the streetscape project. A meeting was held with Robin Loudermilk to get his input.

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The study should be completed in two weeks and a presentation will be made at next month's meeting. Mr. Petty asked for visuals on the project. Mr. Durrett also pointed Mr. Petty to the project tab in the back of the board binder for the Buckhead Village which shows a map of the target area. Ms. Silver told the board the Streets of Buckhead and the City of Atlanta have begun working together to find a solution to the current situation. Mr. Gellerstedt asked about progress with CBRE. Mr. Durrett said he hadn't heard anything further from them, but will pass on the information mentioned by Sally Silver and keep him posted. He will also try to find the contact at Bank of America for this project, per Mr. Allman's request.

- e. Concourse Bridge: Mr. Durrett referred the board to page 35 of the board packet. Mr. McHugh said that MARTA continues to work on easements and has begun title work. He mentioned that appraisal work is about to begin, through Ken Cantrell. Once the 60% design specs are finished, stakeholder meetings will be scheduled. Mr. Allman asked that Mr. Durrett check into the possible funding renovation program for MARTA stations as was mentioned by Dr. Beverly Scott.
- f. Red Fields to Green Fields: Mr. Durrett told the board that this initiative is moving forward, and there is a lot of interest. Mr. Leithead forwarded an invoice to the CID which identifies a parcel - One City Place - now held by Wachovia, for study in the amount of \$50,000. A discussion ensued. Board members raised concerns as to the scope of the study. Mr. Allman said that a scope of work is needed to see what is deliverable to the CID. He suggested getting more information on this before making a decision. The board agreed.
- g. CID Expansion: Mr. Durrett told the Board that he is making progress and will be giving consent forms to Richard Lee for his parcels, which will bring the value of signed consents from property owners to 40% of the value.

6) New Business:

- a) Public Art for Concourse Bridge – Mr. Durrett referred the board to a picture given to each member showing a piece of art done in bronze. Mr. Ackerman suggested this piece, which is currently at Mason Murer Gallery, with a going price of \$70,000. The sales price to the CID would be reduced to \$35,000. Mr. Durrett has asked Sam Massell of the Buckhead Coalition to do a 50/50 match. Mr. Massell will approach his board and let us know the outcome. Mr. Durrett is sure it will be favorable. A motion was placed before the board by Mr. Petty to approve an expenditure of up to \$35,000 to purchase the piece of

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art proposed by Mr. Ackerman to be installed as public art on the MARTA concourse bridge, with the understanding that the Buckhead Coalition has been asked to split this cost with the CID and that Jim Durrett will be pursuing this request in February; seconded by Mr. Gellerstedt. Unanimously approved by the Board.

b) Georgia Transportation Infrastructure Bank Application – see 5 (a) 2 above.

c) RFQ Release for Connectivity Study between Phipps & Stratford – Mr. Durrett told the board that the CID has prepared a request for qualifications to get ideas for Phipps & Stratford area, and then once a company is chosen, a scope will be negotiated. A motion was placed before the board by Mr. Gellerstedt to release the Request for Qualifications for the Connectivity Study between Phipps and Stratford; seconded by Mr. Loudermilk. Unanimously approved by the Board.

d) Joint PR Services for BATMA / BCID – Ms. Starling said that eight proposals have been received so far for PR services. Though written mainly for BATMA, depending on the firm chosen and the needs of the CID and BATMA, both organizations may be able to work together on PR. Mr. Durrett said it could be a way for the CID to get support for what it does, perhaps incorporate newsletters, etc. A CID communications plan would be our goal. More information will be available at next month's board meeting.

e) CID Maintenance Budget – Mr. Durrett told the Board of the need to have a stand-alone maintenance budget, (due to all the projects involved), which would be renewed annually, similar to the Traffic Officer Budget and other annually planned expenditures. It would be easier to track maintenance costs in this fashion. Mr. McHugh gave board members a handout which showed an estimate of costs for 2010 with a 10% contingency. A motion was placed before the board by Mr. Gellerstedt to approve a maintenance budget of \$131,320.94 for 2010; seconded by Mr. Petty. Unanimously approved by the board.

7) The meeting adjourned at 5:15 pm. The next regularly scheduled Board meeting will be in the same location on February 23, 2010 at 3:30 pm.

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APPROVED BY THE BOARD, this _____ day of _____, 2010.

Secretary