

BUCKHEAD COMMUNITY IMPROVEMENT DISTRICT (CID)

Minutes

February 23, 2010

- 1) A Meeting of the Board of Directors of the Buckhead Community Improvement District was held on February 23, 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 3:34 pm.

The Board Secretary checked off attendance and reported that a quorum was present. Members in attendance in addition to Mr. Allman were: John Lundeen, Vice Chairman, Larry Gellerstedt, Claude Petty, Mike Romstad, Charles Ackerman, 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, Garth Peters of the Buckhead Coalition, Arnold Silverman and Bruce Pinkney of Silverman Construction, and Sean Johnston of Kimley-Horn & Associates.

- 2) A draft of the Minutes from the January 26, 2010 Board meeting was reviewed. Mr. Gellerstedt put forth the motion to approve the Minutes; seconded by Mr. Petty. 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. Among other things, he mentioned that 2009 tax revenue collected to date was close to \$4.6 million, and that the payables were within budget. Mr. Allman would like to know how much of the tax digest is unresolved for the past two years.

- 3) Shuttle Report: Ms. Starling referred the board to the TMA report which begins on page 16 of the board packet. Regarding the old shuttle buses, she is working with Coach to do the maintenance required by GRTA to facilitate the transfer to College Park. The cost per vehicle should be no more than \$1,500. Ms. Starling also mentioned other areas that BATMA is investigating as it diversifies, and discussed working with MARTA and ULI.

The 3630 building has approached 'the buc', asking for service to that area. This is a work in progress as there are many issues involved, and 3630 would need to pay for the service.

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Ms. Starling gave each board member a handout regarding Earth Hour, and asked that Buckhead businesses participate. It takes place on March 27th. She also mentioned working with the Brookwood Neighborhood Alliance on specifics for a survey which will include topics such as accountability, land use and street design.

Mr. Petty asked about AMTRAK and whether anything had happened with the proposals for a new station. Mr. Durrett said he is still waiting to hear something, but he will check on the status.

4) Van Pool Report: Ms. Starling told the board that GRTA is tightening its rules regarding van pools, and thus BATMA will also have to tighten its rules. This has already resulted in losses – two vans have left the fleet, and only 14 remain.

5) Executive Director's Report:

a. Peachtree Boulevard Project Update:

1) Phase II: Mr. McHugh told the board that mobilization of the contractor is slow. He mentioned that the first utility relocation meeting will be held tomorrow in the 1515 conference room of Tower Place 100, as will all the other meetings in the next six months, except one.

2) Peachtree Phase III: Mr. McHugh told the board that the application has been submitted to SRTA, and now there is a 60 day waiting period before a response is expected. The money comes from gas tax funds, and there is a \$2.5 million cap per project. Mr. Allman asked that Mr. Durrett contact Gena Evans and ask if she could attend one of our board meetings. Mr. McHugh went on to mention that the State has approved \$100,000 for a survey in the Phase III area, and this demonstrates interest in moving forward with the project. He continues to reach out to stakeholders. The board also approved an increased match from \$0.9 million to \$1.8 million.

b. Piedmont Corridor Implementation:

1) Habersham: Mr. McHugh told the Board that he is still waiting for the P.I. number from GDOT. He has asked Meg Pirkle of GDOT to look at both the Habersham and 3 / 2 Conversion projects for the best way to proceed.

2) 3 / 2 Conversion & Peachtree / Pharr: Mr. McHugh told the board that URS is working on a report, and he continues to wait for the P.I. number from GDOT.

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- c. SPI-9: Ms. Starling told the board that all issues have been resolved and the final document should be completed within the next two days. She will send it out to the board this week. Final approval from the City is expected by the summer.
- d. SPI-12: Ms. Starling told the board that they received \$35,000 out of the \$50,000 in funding that was expected from ARC. Potential conflicts with the SPI-12 project are the Pedestrian Connectivity Study and the Greenspace program. Mr. Durrett has asked ARC for a delay, and it was granted for three months. The cost of the project is \$113,500, and the cost to the CID, which the board recently approved, was \$63,500. Due to the shortfall of \$15,000 from ARC, that amount needs to be increased by \$15,000

A motion was placed before the board by Mr. Gellerstedt to increase the Buckhead CID commitment to the SPI-12 project from \$63,500 to \$78,500; seconded by Mr. Petty. Unanimously approved by the board.

Also, Mr. Durrett asked for the authority to execute the contract once a vendor has been chosen for the project. A motion was placed before the board by Mr. Lundeen to authorize Jim Durrett to execute a contract with the vendor chosen for the SPI-12 project; seconded by Mr. Gellerstedt. Unanimously approved by the board. Mr. Durrett stressed to the board that, with the timing of all these projects, it could be that costs could be shared, and projects integrated to streamline the process. He will keep the board apprised of the process.

- e. Village Streetscape Program: Mr. McHugh made a presentation to the board regarding the scope and cost estimates for various parts of the Village Streetscape program. Aside from a discussion as to whether the red shown on the map in the presentation was actually orange or salmon (it's cadmium red, by the way), the board weighed the pros and cons of the plans and costs entailed for each part. The goal is to show the community that there is still interest in the area, that work is moving forward, even with the Ben Carter project at a standstill. The board said they were comfortable with what was presented. The next step is to speak with property owners and gauge interest. Mr. Allman mentioned the proposed International District and the importance of showing an interest in the community and its upkeep.
- f. Concourse Bridge: Mr. McHugh referred the board to page 23 of the board packet.

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Title work is complete and appraisal work has begun, with Ken Cantrell taking the lead. MARTA continues work on 60% design, and he is working with stakeholders.

- g. Red Fields to Green Fields: Mr. Durrett reminded the board that they had received an invoice for \$50,000 and a property suggestion regarding work for the Red Fields to Green Fields project. The board had asked for more clarification before moving forward. After having met with Tad Leithead and others, the proposal has changed to \$25,000 up front, and \$25,000 at the end of the process (unless there is a dead end). He gave each board member a flow chart which shows how the money would be used. The \$25,000 would be used to research one or two properties, and should one of the properties be interested, upon completion, the other \$25,000 would be due. A discussion ensued. Mr. Ackerman was concerned about pocket parks, but also where they are located; he also wants the City to be accountable, provide security. Mr. Lundeen thought it could be a waste of money but was open-minded, wanting to see where the process goes. Mr. Gellerstedt wanted to know just exactly who we are working with on this project – seems too broad. Mr. Allman pointed out that greenspace could be something that plays into the proposed International District in Buckhead. He also mentioned perhaps offering incentives to property owners, working on receptivity, other mechanisms. One of the board members asked for names of those involved in the project, which are: Dan Sherman, Laura Hughes, Tad Leithead, and ARC. Mr. Allman asked Mr. Durrett to speak with Councilperson Howard Shook to have a coordinated effort related to his interest in green space. Perhaps a presentation at the next board meeting, if there is anything to present since things are still ‘morphing’.
- h. CID Expansion: Mr. Durrett said he is working on it.
- i. International District: Mr. Allman referred the Board to the handout given to each member of an article in the Atlanta Business Chronicle about a proposed International District in Buckhead. Mr. Durrett said he had been getting inquiries about the district and possible opportunities.
- j. AJC Article on CIDs: Mr. Durrett told the board that there will be an article in the AJC Sunday paper about CIDs. He said that the Buckhead CID was asked to provide info about property owners, projects, etc.

6) New Business:

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- a) Resolution Transferring 10 ‘buc’ Vehicles – A motion was placed before the board by Mr. Lundeen to approve the resolution to transfer the 10 ‘buc’ vehicles from the Buckhead CID to the City of College Park; seconded by Mr. Gellerstedt. Unanimously approved by the board.

- b) BATMA / BCID Communications / PR Contract: Ms. Starling informed the board that they received 8 responses for the RFP and interviewed 4 prospective vendors. Communications 21 was the best and, the board needs to approve a contract to work with them in 2010. A motion was placed before the board by Mr. Lundeen to approve a public relations contract with Communications 21 for 2010 in the amount of \$20,000; seconded by Mr. Gellerstedt. Unanimously approved by the board.

- 7) The meeting adjourned at 5:10 pm. The next regularly scheduled Board meeting will be in the same location on March 30, 2010 at 3:30 pm.

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

Secretary