

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

## **Minutes**

**March 30, 2010**

- 1) A Meeting of the Board of Directors of the Buckhead Community Improvement District was held on March 30, 2010 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 3:30 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, Claude Petty, Scott Selig, Charles Ackerman, John Lundeen, Mike Romstad, Howard Shook and Robin Loudermilk, who joined the meeting on a conference call by speaker phone so that all persons participating in the meeting could hear each other and the public could hear all discussion and votes. 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, Kendall Craig of The Buckhead Alliance, Dr. Gena Evans, Executive Director of SRTA, and Garth Peters of the Buckhead Coalition.

- 2) A draft of the Minutes from the February 23, 2010 Board meeting was reviewed. Mr. Petty put forth the motion to approve the Minutes; seconded by Mr. Selig. The motion passed unanimously.
- 3) Treasurer's Report: Mr. Durrett noted the inclusion of the standard monthly reports and payables in the board packet and gave a brief review. He referred the board to page 9 which answers last meeting's question about the tax digest and how much of the BCID revenue was under appeal. Ms. Starling noted the inclusion of maintenance costs for the old shuttle buses in the payables, which, though over the original estimated amounts by a small margin, were still within budget. Ms. Cuomo stated that a wire transfer was done between our banks to have a better balance of funds between institutions. All the payables are within budget.
- 4) Shuttle Report: Ms. Starling referred the board to page 17 of the board packet for a review of last month's ridership statistics. Regarding the old shuttle buses, she is currently waiting on the FTA to approve the transfer. A three-party agreement between GRTA, BCID and College Park will be used to transfer financial exposure to College Park. The BCID will review the document. Though the FTA sees the grantee as responsible for

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

## **Minutes**

**March 30, 2010**

repayment, the contract will shift responsibility for exposure to College Park.

Ms. Starling also updated the board on the issue with ARC and funding, and that the RFP for 2010 CMAQ funding was rescinded by ARC, although it is expected to be reissued at some point. She told the board that with reserves, BATMA should be viable for this year and into 2011. Mr. Gellerstedt asked for a brief history of 'the buc' including any commitment for future funding. Mr. Allman gave a summary. Jim referred to a study which should provide direction for the future

5) Van Pool Report: Ms. Starling said that there have been some changes from GRTA regarding van pool operation and they are working to resolve some issues that have arisen as a result.

6) Executive Director's Report:

a. Peachtree Boulevard Project Update:

1) Phase II: Mr. McHugh told the board that Infrasource has set up construction trailers, leases, and is currently doing surveys. He also met with stakeholders last week. The milestones for this project are shown on page 24. On another note, Mr. McHugh mentioned that seasonal color will be added on Phase I around April 17th.

2) Peachtree Phase III: Mr. McHugh told the board that he has a meeting set up with the church property in the phase three project area, and that the study and survey work have begun.

b. Piedmont Corridor Implementation:

1) Habersham: Mr. McHugh told the Board that he is still waiting on GDOT approval. He has received informal comments, but is pressing for formal approval, hopefully an official letter.

2) 3 / 2 Conversion & Peachtree / Pharr Segment: see 6) b 1) Habersham above.

c. SPI-9: Ms. Starling gave the Board a handout showing an updated map for character subareas in SPI-9. Mr. Petty mentioned a change needed for the Buckhead Loop, which she will address. Ms. Starling hopes to have this process completed by the summer.

d. SPI-12: Ms. Starling said Market & Main, Perkins & Will and Bob Zoeckler are the companies chosen to work on this project. Once a contract is received from

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

## **Minutes**

**March 30, 2010**

ARC (hopefully early summer), then the companies can be officially hired and work can begin.

- e. Pedestrian Connectivity Study: Mr. McHugh told the board that four teams were interviewed for the study. Two were selected and asked to submit their scope and fees, which were \$66,000 and \$50,000 respectively. The study is a four-month process. Aecom, which came in at \$50,000, will be working with HOK. Mr. Durrett asked the board to add a \$5,000 contingency to their fee structure to include stakeholder meetings. A motion was placed before the board by Mr. Gellerstedt to authorize the BCID to enter into an agreement with Aecom not to exceed \$55,000 for the Pedestrian Connectivity Study; seconded by Mr. Petty. Unanimously approved by the board.
- f. Village Streetscape Program: Mr. Durrett told the board that the Silverman contract ends in March and needs to be extended for six months. A motion was placed before the board by Mr. Romstad to extend the contract with Silverman Construction Program Management for six months; seconded by Mr. Lundeen. Unanimously approved by the Board.

Mr. Durrett told the board that he has met with Woodruff, and they agree to the new plan for the streetscape work. Woodruff will provide \$1 million after the CID has spent \$1 million, provided the City of Atlanta returns the sidewalks back to public use, and that no funds are spent on streetscape for Loudermilk Park.

- g. Concourse Bridge: Mr. McHugh referred the board to page 25 of the board packet. He said that the 60% drawings should be completed in April, and wrap up final design in May.
- h. Red Fields to Green Fields: Mr. Durrett told the board that a presentation will be made at the next board meeting regarding Red Fields to Green Fields, provided it will give the board useful information and direction.
- i. CID Expansion: Mr. Durrett told the Board that he would like to have Kimley-Horn do some work on the proposed expansion area and find out what opportunities there are for improvements on that corridor. Mr. McHugh is working with them to make sure that the work being done is not redundant. A motion was placed before the board by Mr. Gellerstedt to approve work by Kimley-Horn up to \$38,000 for the CID Expansion area to Brookwood; seconded by Mr. Ackerman. Unanimously approved by the board.

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

## **Minutes**

**March 30, 2010**

- j. Georgia International District: Mr. Durrett referred the board to the supplemental tab for a summary of information on the proposed International District. He also reminded the board of the emails and calls he has made to members on this subject. Mr. Durrett told the board that he would like to retain the services Stephen Schwartz to work on information regarding a possible International District in Buckhead. This will also be in preparation for the June 22<sup>nd</sup> Metro Atlanta Chamber's International Partners Committee meeting that will be hosted in Buckhead. This meeting will also gauge interest in having an international district in Buckhead. Mr. Ackerman raised concerns about retaining someone for this process, which Mr. Durrett addressed. A motion was placed before the board by Mr. Lundeen to retain Stephen Schwartz for up to \$7,000 to work on information regarding an International District in Buckhead, and its viability; seconded by Mr. Gellerstedt. Unanimously approved by the board.
- k. Tax Digest Update: see 3) above.
- l. AMTRAK update: Mr. Durrett told the board that there is no change regarding AMTRAK.

### 7) New Business:

- a) Concourse Bridge – Acquisition Expenses – Mr. Durrett referred the board to page 26 of the board packet. It shows acquisition expenses that will be incurred by MARTA regarding the Concourse Bridge. The amount is not to exceed \$40,000 for the work of the two professionals hired to manage specific aspects of the right of way process. A motion was placed before the board by Mr. Gellerstedt to approve the reimbursement of acquisition expenses to MARTA not to exceed \$40,000; seconded by Mr. Lundeen. Unanimously approved by the board.
- b) Georgia International District: see 6) j) above.
- c) Pedestrian Connectivity Budget: see 6) e) above.
- d) District 7 Greenspace Plan: Ms. Starling referred the board to page 28 of the board packet. This shows a draft RFP asking respondents to identify greenspace in District 7 and its possibilities. Councilperson Howard Shook briefly discussed the City of Atlanta's interest in greenspace and its role. Ms. Starling stated that once responses are received,

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

## **Minutes**

**March 30, 2010**

she will come back to the board with a financial plan, hopefully at the next board meeting.

- e) Shuttle PR Contract: Ms. Starling told the board that there is \$14,000 available in the shuttle budget which she would like to set aside for shuttle PR use with Communications 21. A motion was placed before the board by Mr. Lundeen to approve \$14,000 for Shuttle PR with Communications 21; seconded by Mr. Gellerstedt. Unanimously approved by the board.
  
- f) MARTA Resolution: Ms. Starling referred the board to pages 37 and 38 of the board packet, which show two resolutions. The first is a funding resolution supporting the establishment of a funding mechanism; the second is a MARTA resolution which supports the elimination of the 50/50 split, as well as allowing state bonding capacity to meet some of MARTA's needs. A motion was placed before the board by Mr. Lundeen to approve the funding resolution and the MARTA resolution; seconded by Mr. Gellerstedt. Unanimously approved by the board.
  
- 8) SRTA presentation: Dr. Gena Evans gave the board a review of SRTA, its role and strategies for the future. She mentioned the GTIB, which has \$33.1 million in loan funds and \$10 million in grant funds. She has received 16 applications, of which the CID is one. It is hoped that at the end of April there will be a board review of the applications and a decision by the end of May. Dr. Evans mentioned three strategies for SRTA: removing the tolls between July 2011 and January 2012; continue the tolls and work with an improvement project; re-tolling. Working with an improvement project such as 85/400 would be an attractive option for SRTA. The board wanted to know more about the collector distributor – Dr. Evans said she will forward the presentation showing this to Mr. Durrett.
  
- 9) Miscellaneous: Mr. Durrett informed the board that he will be out of the country on a trip to the Middle East from May 17<sup>th</sup> to June 7<sup>th</sup>.
  
- 10) Executive Session: A motion was made at 5:36 pm to go into Executive Session by Mr. Gellerstedt, seconded by Mr. Lundeen, and unanimously approved for the purpose of consulting with legal counsel pertaining to pending litigation. At the conclusion of the discussion, upon the motion of Mr. Petty, seconded by Mr. Selig, unanimously approved,

**BUCKHEAD COMMUNITY IMPROVEMENT DISTRICT (CID)**

**Minutes**

**March 30, 2010**

the board returned to Open Session.

- 11) The meeting adjourned at 5:43 pm. The next regularly scheduled Board meeting will be in the same location on April 27, 2010 at 3:30 pm.

APPROVED BY THE BOARD, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Secretary