

BUCKHEAD COMMUNITY IMPROVEMENT DISTRICT (CID)

Minutes

April 27, 2010

- 1) A Meeting of the Board of Directors of the Buckhead Community Improvement District was held on April 27, 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 3:35 pm.

The Board Secretary checked off attendance and reported that a quorum was not present. Members in attendance in addition to Mr. Allman were: Robin Loudermilk, John Lundeen, and Mike Romstad. 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, Garth Peters of the Buckhead Coalition, Eric Cox of American Coach, Sally Silver of NPU-B, Laura Hughes of Red Fields to Green Fields, Daniel Sherman of Epstein Becker and Red Fields to Green Fields and Steve Schwartz, consultant to the CID for the proposed International District.

- 2) A draft of the Minutes from the March 30, 2010 Board meeting was reviewed. As a quorum was not present, the motion was deferred until the May 25 Board meeting.
- 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 pages 8, 9 and 11 which showed the remaining balance through the life of the CID and the distribution of funds across various financial institutions. All the payables are within budget. For the Shuttle payables, Ms. Starling noted the CPI-index increase, but that everything is within budget.

Shuttle Report: Ms. Starling referred the board to page 18 of the board packet for a review of last month's ridership statistics. Regarding the old shuttle buses, she is still 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 at the next board meeting. Ms. Starling also mentioned that she has begun working with Communications 21 for 'the buc' and will have something to show the board at the next meeting. Ms. Starling also updated the board on the issue with ARC and funding.

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- 4) Van Pool Report: Ms. Starling said that there was nothing new regarding the subsidy issue with ARC which still owes reimbursement for November and December 2009 expenditures. No RFP has been issued for 2010.

- 5) Executive Director's Report:
 - a. Peachtree Boulevard Project Update:
 - 1) Phase II: Mr. McHugh told the board that Atlanta Gas & Light has begun moving utilities, beginning with Maggiano's. Infracore will begin its work on the north side of Peachtree in two weeks.
 - 2) Peachtree Phase III: Mr. McHugh told the board that he is still waiting to hear about the GTIB grant application for \$2.5 million, but the response should be any day now. Both Mr. Lundeen and Mr. Allman asked Mr. McHugh to make sure all owners in the Phase III area are contacted before any pronouncement of funding is made. Mr. Lundeen suggested calling Frank and Gordon Maier. Mr. McHugh also referred the board to page 25 of the board packet, which shows the proposed budget for Phase III. He reminded the board that this has been approved, but he wanted to point out that the approval included costs for URS to complete construction documents, et al for up to \$100,000.
 - b. Piedmont Corridor Implementation:
 - 1) Habersham and 3 / 2 Conversion & Peachtree / Pharr Segment: Mr. McHugh told the Board that he has received the P.I. numbers for both projects.
 - c. SPI-9: Ms. Starling referred the board to page 26 of the packet. It shows highlights of the comments received from the City of Atlanta on the SPI-9 report. She hopes to have this process completed by the summer.
 - d. SPI-12: Ms. Starling reminded the board that Market & Main, Perkins & Will and Bob Zoekler are the companies chosen to work on this project. Once a contract is received from ARC (hopefully early summer), then the companies can be officially hired and work can begin. Though a little behind the Pedestrian Connectivity Study, both projects will be able to work together.
 - e. Pedestrian Connectivity Study: Mr. McHugh told the board that Aecom will be doing the Pedestrian Connectivity Study, and the process will take about four months.

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- f. Village Streetscape Program: Mr. McHugh told the board that he is working with the City of Atlanta to move forward on the sidewalks, returning them to public use. Mr. McHugh needs to meet with Mr. Loudermilk to make sure everyone is on the same page regarding the Village program. He will contact Kendall Craig to setup a meeting time.
- g. Greenspace Plan: Ms. Starling told the board that the RFP is on the street and responses are due back by Friday. She will have more information at the next Board meeting.
- h. Concourse Bridge: Mr. McHugh referred the board to page 27 of the board packet. He said that MARTA has completed the design process and the documents have been sent to the stakeholders, seeking comments. Work continues on acquiring easements, and appraisals should be finished soon. Mr. McHugh asked if the board had any specific requests for MARTA in terms of presentation materials on work being done. Mr. Allman asked that any documents being presented emphasize the visual rather than the technical aspects of the process.
- i. Red Fields to Green Fields: Mr. Durrett introduced Laura Hughes and Daniel Sherman to the board to make a presentation on Red Fields to Green Fields. Ms. Hughes described the concept as a real estate acquisition program, targeting underused, depressed properties and creating permanent, public parks. Some of the land can also be placed in a land trust until the area around it is sold into development. The process involves planning, analysis, owner interaction and selection of the property. The money from the CID would be used to study 2-3 parcels within the BCID. The goal would be to create a park. Mr. Sherman talked about what had been achieved so far in the process with Washington and others volunteering their time and efforts. A discussion ensued. Mr. Lundeen expressed concerns about the process and what it fully entailed, and asked for a better definition of what exactly how the money would be used. Mr. Durrett summarized the concerns of the board and asked Laura Hughes and Daniel Sherman to prepare for the board a brief, but detailed proposal to answer the questions placed by the board for the next meeting, including how exactly our money would be spent and what the deliverable would be.
- j. CID Expansion: Mr. Durrett told the Board that Kimley-Horn has been doing some work on the proposed expansion area to find out what opportunities there are for improvements on that corridor, costs, etc., especially for the Collier / Peachtree

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intersection. A draft document will be available by the end of the week, at which time Mr. McHugh will meet with Kimley-Horn for a review. After all this has been completed, then Mr. Durrett will reach out to the property owners, etc. in the expansion area.

- k. Georgia International District: Mr. Durrett introduced Stephen Schwartz to the Board as the consultant working on the possibility of an International District in the Buckhead Village. Mr. Schwartz gave a brief review of his work to date in preparation for the June 22nd meeting at the Buckhead Club of the Metro Atlanta Chamber's International Partners Committee, and beyond. He mentioned that there is competition for an International District from various quarters, including Sandy Springs, but Buckhead is still competitive. Mr. Allman mentioned that, while we can bring the idea of such a district to Buckhead, it's also up to those international businesses interested in this to play a part.

6) New Business: There were no new business items.

7) Miscellaneous: Mr. Durrett informed the board that the Atlanta Business Chronicle will be doing a focus on Buckhead on May 7th, and a story about Phase 2 will be included. Mr. Allman asked for an abbreviated agenda for the next Board meeting to be sent out before Mr. Durrett leaves on his trip in mid-May.

8) The meeting adjourned at 5:32 pm. The next regularly scheduled Board meeting will be in the same location on May 25, 2010 at 3:30 pm.

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

Secretary