

BUCKHEAD COMMUNITY IMPROVEMENT DISTRICT (CID)

Minutes

June 29, 2010

- 1) A Meeting of the Board of Directors of the Buckhead Community Improvement District was held on June 29, 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 present. Members in attendance in addition to Mr. Allman were: Robin Loudermilk, John Lundeen, Scott Selig, Charles Ackerman and Larry Gellerstedt. Jim Durrett, Executive Director, Denise Starling, Executive Director for BATMA, 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, Sally Silver of NPU-B, Kelly Bollinger of Carr, Riggs & Ingram, Johnson Bazzel, Graduate Intern at CBRE, and Steve Schwartz, Consultant to the CID for the proposed International District.

- 2) A draft of the Minutes from the March 30, 2010 and April 27, 2010 Board meetings was reviewed. A motion was placed before the Board by Mr. Selig to approve the Minutes; seconded by Mr. Loudermilk. Unanimously approved by the Board.
- 3) Treasurer's Report: Mr. Durrett noted the inclusion of the standard monthly reports for April 2010 and May 2010, as well as payables for May 2010 and June 2010 and gave a brief review. He also mentioned the supplemental payable from HD Realty LLC for \$95,000, which is within budget, as are all the other payables.
- 4) Shuttle Report: Ms. Starling referred the board to page 32 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. As mentioned in the last meeting, College Park has agreed to take seven of the ten buses; there are, however, concerns about the draft MOU document. Ms. Starling will bring the revised document, subject to Lynn Rainey's review, to the next board meeting. The 'Little bucs' program will take place in July and August on Thursdays. Mr. Allman asked about plans for the three remaining shuttle buses. Ms. Starling plans to look into using them for special events. Regarding ARC and funding, Ms. Starling informed the board that legal counsel has been engaged. Also, BATMA is working to develop a Buckhead-wide GIS system with Perkins &

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Will. Possible uses of this system could be parcel data, assessment information, and other specialized research. She hopes to have a demonstration at the next board meeting. In response to a question from Mr. Allman, Ms. Starling said that the data can be used for locational analysis and demographics research, among other things.

5) Van Pool Report: Ms. Starling said that there was nothing new to report.

6) Executive Director's Report:

a. Peachtree Boulevard Project Update:

1) Phase II: Mr. Durrett referred the board to the supplemental Executive Director's report which was sent out to the board earlier in the day by email, and is also in the board binders. He mentioned that utility work continues for Phase II, and it is hoped that Infrasource will be able to start road widening after the July 4th holiday.

2) Peachtree Phase III: Mr. Durrett stated that the SRTA board will vote on the \$1.75 million GTIB grant for the CID tomorrow, and then a press conference will be held by the Governor. In response to a question about a loan, Mr. Allman said that, although the CID has received an offer from SRTA, it will not be pursued at this time.

b. Piedmont Corridor Implementation: Mr. Durrett told the board that Ms. Starling was recently contacted about shovel-ready projects, which SRTA is pursuing. He also mentioned that he will be meeting soon with Keith Golden regarding signalization on Peachtree. The process for concept and analysis review for the Habersham and Piedmont 3/2 projects is caught up in red-tape.

c. Pedestrian Connectivity Study: Mr. Durrett mentioned that almost all the stakeholder meetings have been held. There will be a presentation as to findings at either the July or August board meeting.

d. Greenspace Plan: Ms. Starling mentioned that we received seven proposals, all of which were impressive. Six companies were interviewed, and AECOM is recommended as the best qualified team in the country. The total cost is \$110,000, and it will be a nine to twelve month effort. Ms. Starling said that Howard Shook will approach the Buckhead Coalition regarding paying half of the cost proposed by AECOM. The scope of work would cover things such as what we want to achieve, implement, the challenges, funding, stormwater management, economic

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development, tourism, and site specific interests. Red Fields to Green Fields could be an implementing mechanism. A motion was placed before the board by Mr. Lundeen to approve \$55,000 for the Greenspace Plan, with the understanding that a pitch will be made to the Coalition for the remaining \$55,000, for a total cost of \$110,000 for the project; seconded by Mr. Gellerstedt. Unanimously approved by the board.

- e. SPI-12: Ms. Starling suggested to the board that the Greenspace Plan be pursued first since it needs to feed into SPI-12. She is working with ARC, from whom we have \$35,000 for the project, to modify the timeline to accommodate this. She hopes to start the SPI-12 work at the beginning of the year.
- f. SPI-9: Ms. Starling told the board that the City of Atlanta has the SPI-9 document, and Howard Shook will be introducing it to Council on July 6th. It should have a September approval.
- g. Georgia International District: Mr. Durrett told the board that a presentation was made at the IPC meeting at the Buckhead Club on June 22nd, and it was very well received. He mentioned that the lion-share of the work was done by our consultant, Mr. Schwartz. Two members of the board, Mr. Allman and Mr. Loudermilk, were in attendance. To date, 51 people have said they would like to volunteer to work on this effort. Next steps are to organize, and decide how to move forward. Mr. Allman thanked Mr. Schwartz for his hard work. Mr. Ackerman asked that the CID consider bringing something cultural to Buckhead, as part of the international district effort. He mentioned modern museums, and said that he will forward magazines to Mr. Allman covering this topic. Mr. Loudermilk mentioned the ESPN building as a possible site for such a venture.
- h. Village Streetscape Program: Mr. Durrett told the board that the CID has begun discussions about sharing costs on the project with Robin Loudermilk. Mr. McHugh will continue to pursue this when he returns from vacation. Mr. Durrett also spoke with Steve Cadranel of Ben Carter Properties about the time frame to open up the sidewalks in the Village. Mr. Cadranel asked that he be given to the end of July to get things started.
- i. Concourse Bridge Update: Mr. Durrett mentioned that work is on schedule. Consultants continue to work with stakeholders. MARTA will present the final design at the July board meeting.
- j. CID Expansion Update: Mr. Durrett discussed Kimley-Horn's analysis of the

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Peachtree-Collier intersection. He feels further analysis is needed, including looking into GDOT signalization. Mr. Durrett will return to the board with his findings.

7) New Business:

- a) Millage Rate: Mr. Rainey noted that the millage rate is not ready to be set since the tax digest has not been released, and that we may need a special meeting in July to approve it.
- b) SPI-9 Additional Costs from Urban Collage - \$4,000: Mr. Durrett and Ms. Starling informed the board of the need to approve an additional cost of \$4,000 for the consultants to finish the SPI-9 project. A motion was placed before the board by Mr. Lundeen to approve \$4,000 for Urban Collage to complete work on SPI-9; seconded by Mr. Gellerstedt. Unanimously approved by the board.
- c) NTD Engagement Letter: Ms. Starling referred the board to the NTD engagement letter on page 40 of the board packet. This work is done every year by Carr, Riggs & Ingram, who to will audit data collected for the shuttle. A motion was placed before the board by Mr. Lundeen to approve the engagement of Carr Riggs & Ingram to audit NTD data for the shuttle; seconded by Mr. Gellerstedt. Unanimously approved by the board. The cost is already included in the budget.
- d) GTIB Grant for Phase 3: see 6) a. 2) above. A motion was placed before the board by Mr. Gellerstedt for the CID to commit up to \$3 million for the Phase 3 Peachtree Boulevard project, with the understanding that the CID will receive \$1.75 million from the GTIB grant, that the CID previously authorized a commitment of \$1.8 million, and that staff will pursue federal funds through the LCI and TIP process; seconded by Mr. Lundeen. Unanimously approved by the board. Mr. Durrett's intention is to proceed with Phase 3 on a parallel tack with Phase 2.
- e) GRTA MOA Vehicle Transfer: See 4) above.
- f) Buckhead CID Audited Financial Statements year ended 12/31/09: Mr. Durrett introduced Kelly Bollinger of Carr Riggs & Ingram to give a brief review of audit findings for the year ended 12/31/09. Mr. Bollinger informed the board that the CID received a clean, unqualified audit opinion. He referred to the old shuttle buses, stating that they are recorded as a liability until the College Park transfer takes place. He commended the CID staff on the order of the books. Mr. Bollinger mentioned that one of the GDOT confirmations wasn't clear, but was eventually resolved. A motion was placed before the board by Mr. Loudermilk to approve the audited financial statements

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for the year ended December 31, 2009; seconded by Mr. Ackerman. Unanimously approved by the board.

- g) Greenspace Action Plan Funding Request: See 6) d above.
 - h) Council for Quality Growth Membership & Special CID Program: Mr. Durrett discussed the Council for Quality Growth, and its 25th anniversary upcoming meeting, where it plans to, among other things, highlight CIDs and their impact on Atlanta. Congressman Jim Oberstar, Chairman of the U.S. House Transportation Committee, will be speaking about the Federal Transportation Program, and other State representatives will be invited. Media attention is likely. Mr. Durrett suggests that the CID become a member of the Council for Quality Growth at the \$2,500 level. A motion was placed before the board by Mr. Lundeen for the CID to become a member of the Council for Quality Growth at the \$2,500 level; seconded by Mr. Gellerstedt. Unanimously approved by the board.
 - i) Buckhead CID Newsletter: Mr. Durrett told the board that the Buckhead CID newsletter was launched today and will be sent out on a quarterly basis.
 - j) 'the buc' Technology Project Approval: Ms. Starling referred the board to page 48 of the board packet. She discussed the proposed mobile technology for 'the buc' which will, among other things, track buses online and use an automated phone system for text alerts. There will also be wi-fi on 'the buc', advertising that is locationally triggered, and 'BUMP' technology where you can get coupons on your cell phone by bumping the TV screen on the bus. Cost includes a one-time startup of \$16,900 and an annual cost of \$19,440. A motion was placed before the board by Mr. Gellerstedt to approve a one-time startup cost of \$16,900 and an annual cost of \$19,440 to implement new technology associated with 'the buc' for web and mobile tracking projects; seconded by Mr. Selig. Unanimously approved by the board.
 - k) Office Manager Forthcoming Resignation: Mr. Durrett informed the board of the forthcoming resignation of Sara Cuomo as Office Manager for the CID and BATMA. Her husband has received an outstanding offer from his company for a position in Pennsylvania. He will start work in his new job in August.
- 8) Miscellaneous: Mr. Durrett told the board that the Red Fields to Green Fields team will have updated information at the next board meeting.
- 9) The meeting adjourned at 5:19 pm. The next regularly scheduled Board meeting will be

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in the same location on July 27, 2010 at 3:30 pm.

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

Secretary