

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

## **Minutes**

**July 27, 2010**

- 1) A Meeting of the Board of Directors of the Buckhead Community Improvement District was held on July 27, 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 3:40 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, Vice President, Scott Selig, Mike Romstad and Larry Gellerstedt. 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, Sally Silver of NPU-B, and Steve Schwartz, Consultant to the CID for the proposed International District.

- 2) A draft of the Minutes from the June 29, 2010 Board meeting was reviewed. A motion was placed before the Board by Mr. Romstad to approve the Minutes; seconded by Mr. Lundeen. Unanimously approved by the Board.
- 3) Treasurer's Report: Mr. Durrett noted the inclusion of the standard monthly reports for June, as well as the payables, and gave a brief review. He mentioned a correction to the financials, under the 'Net outstanding project commitments' line item – the amount should be \$10.7 million, which would mean the amount 'Remaining thru life of CID, Sep. 2011' is now \$4.9 million. Everything is within budget.
- 4) 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. The 'Little bucs' program has been a huge success. GPS technology will be out in beta form in August, and live in September.
- 5) Van Pool Report: There was nothing new to report.
- 6) Executive Director's Report: Mr. Durrett referred the board to the Executive Director's report which was sent out to the board on Monday, and is also in the board binders. He

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asked that the board members review it at their leisure. Members of the board said they were impressed with these reports.

- a. Peachtree Boulevard Project Update:
  - 1) Phase II: Mr. McHugh told the board that construction is becoming more obvious on Peachtree. Almost all the trees are down, and though there have been calls regarding their removal, once the callers understood there will be replacements, they were fine. It is hoped that the mall side of Peachtree will be completed by Thanksgiving.
  - 2) Peachtree Phase III: Mr. McHugh told the board that the CID received a GTIB grant of \$1.75 million, roughly one third of which will be used for right of way, and the rest for construction. He plans to apply for funding this fall from ARC to help with costs for Phase III, but also for the Piedmont projects. The meeting with Keith Golden went well, and he is supportive of the projects. Mr. Durrett said that he expects approval from GDOT for Phase III fairly soon. Once that is received, then the meetings with property owners for right of way negotiations will begin.
- b. Piedmont Corridor Implementation: see 6 a) 2.
- c. Pedestrian Connectivity Study: Mr. McHugh said that the stakeholder meetings are finished, and many ideas were brought forward. Ms. Silver asked to be involved in the process once it gets beyond the preliminary meeting stage. Mr. McHugh said there will be a presentation at the September meeting.
- d. Greenspace Plan: Mr. Durrett told the board that Councilperson Howard Shook approached the Buckhead Coalition about contributing \$55,000 toward the Greenspace Plan. The Coalition said it could only do \$10,000. The board would like the Coalition to contribute more. A motion was placed before the board by Mr. Gellerstedt to approve up to \$45,000 for the Greenspace Plan, in addition to the \$55,000 approved at the June board meeting, to be reduced by additional Coalition contributions in excess of \$10,000; seconded by Mr. Romstad. Unanimously approved by the board.
  - 1) Red Fields to Green Fields: Mr. Durrett mentioned that he met with Larry Gellerstedt, David Allman and the Red Fields to Green Fields team to discuss the project and its possibilities. The conclusion was to use the Greenspace Plan as a framework, and then go to the Red Fields to Green Fields team to see how to apply their tools, and if it makes sense, then pursue projects down the road.

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- e. SPI-12: Ms. Starling told the board that the SPI-12 work will start toward the end of the year, but she will put together a steering group in advance.
- f. SPI-9: Ms. Starling told the board that the legislation was presented to City Council on July 6<sup>th</sup>, with October 4<sup>th</sup> as the approval date. There were some changes, highlighted on page 27 of the board packet. There should be no changes from the City.
- g. Georgia International District: Mr. Durrett told the board that two meetings have been scheduled for brainstorming sessions regarding the proposed district – August 6<sup>th</sup> and 10<sup>th</sup>. Between 40 and 60 people will be in attendance. Mr. Otis White will facilitate these meetings. Mr. Schwartz mentioned that there has been a huge amount of interest in the proposed district, with over 70 people signing up to be involved in the process.
- h. Village Streetscape Program: Mr. McHugh said that he has been working with Robin Loudermilk and Kendall Craig regarding the streetscape program, and working on ways to gather support from other property owners in the area to share the costs of construction. Regarding the Streets of Buckhead, Ben Carter Properties had until July 20<sup>th</sup> to get things started. The City will likely take action if nothing is received by the end of the week. Woodruff has said that it will not release funding until there is assurance of progress on the Streets of Buckhead, or at least temporary sidewalks.
- i. Concourse Bridge Update: Mr. McHugh showed the board some designs of the Concourse Bridge. MARTA has asked for additional time to prepare the final drawing to present to the board for approval. The board asked for another draft, which Mr. McHugh will share with the board in August. Offers have been made on the properties affected, and easements need to be signed. Mr. Allman suggested that someone like an architect, or someone with a fresh eye, review the drawings. He suggested Jim Feldman.
- j. CID Expansion Update: Mr. Durrett said there was nothing to report. He is setting up a meeting with Holly Bates Snow of Piedmont Hospital to go over the findings of the Peachtree-Collier intersection study.

### 7) New Business:

- a) Millage Rate: Mr. Rainey noted that the proposed assessed value for the CID in 2010 is 7 percent higher than last year. There are still properties under appeal for 2008 and

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2009, and on August 9<sup>th</sup>, he will be going to court to seek a Temporary Collection Order for 2010 taxes. An advertisement has been made for 3 mills. A special Board meeting will take place on August 10<sup>th</sup> at 9:30am in the BCID office, Suite 1640, 3340 Peachtree Road, to vote on the millage rate. A reminder will be sent out prior to the meeting.

- b) College Park Transfer – MOU: Mr. Rainey told the board of the difficulties both he and Ms. Starling have had with GRTA, and their frustration with the slow process. Mr. Rainey has drafted two agreements: one with the CID, GRTA and College Park, and the other between the CID and College Park. He highlighted the terms. A motion was brought before the board by Mr. Lundeen to approve both the MOU with GRTA, College Park and the CID, and the Agreement between College Park and the CID, subject to review by Board Counsel, the Executive Director, and the Chairman; seconded by Mr. Gellerstedt. Unanimously approved by the board.

- 8) The meeting adjourned at 4:40 pm. The next regularly scheduled Board meeting will be in the same location on August 24, 2010 at 3:30 pm.

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

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Secretary