

**ABI Board of Directors Meeting**  
**Meeting Minutes**  
**January 14, 2015 8:35 a.m. -- 10:10 a.m.**

A meeting of the Board of Directors was held on Wednesday, January 14, 2015, at the offices of Atlanta Beltline, Inc. located at 100 Peachtree Street, S.W., Conference Room 18<sup>th</sup> Floor- Atlanta, Georgia. The following members were present to constitute a quorum:

**Board of Directors present:**

Mr. John Somerhalder, Chair  
Ms. Cathy Woolard, Secretary via phone  
Mr. Andre Dickens, Treasurer  
Ms. Cynthia Briscoe-Brown  
Ms. Ernestine Garey

**Atlanta Beltline, Inc. staff present:**

Mr. Paul F. Morris  
Ms. Lisa Y. Gordon  
Ms. Patrise Perkins-Hooker  
Mr. Marshall Norwood  
Mr. Lee Harrop  
Ms. Ericka Davis  
Ms. Beth McMillian  
Ms. Jill Johnson  
Mr. Jerald Mitchell  
Mr. James Alexander  
Ms. Stacy Patton  
Mr. Fred Yalouris

**CALL TO ORDER**

Due to the lack of a quorum Mr. Somerhalder commenced the meeting with staff reports. Ms. Woolard was later able to join the Board meeting via conference call and a quorum was established. Mr. Somerhalder called the meeting to order at 9:47 a.m.

**APPROVAL OF AGENDA**

A motion to approve the agenda for the Board of Directors' meeting of January 14, 2015 was made by Mr. Dickens and seconded by Ms. Garey. The motion was unanimously approved.

A motion to approve the minutes from the Board of Directors' meeting on January 14, 2015 and the Executive Committee meeting on February 11, 2015 was made by Ms. Garey and seconded by Mr. Dickens. The motion was unanimously approved.

#### STAFF REPORTS

Ms. McMillian reported on Community Planning and Engagement. The Quarterly Briefing for 2014 was held on November 13<sup>th</sup> at the Atlanta Community Food Bank. The department is currently working on finalizing the schedule for the 2015 Quarterly Briefings. A meeting was held along the Westside Trail to introduce the contractor building the trail, answer questions and detail the construction process to the community. The team has started a round of Senior Outreach meetings centered on affordable housing and how the community can take advantage of these opportunities for projects along the Beltline. The Design Review Committee is expected to be introduced at City Council in late January with approval anticipated in mid-February. Community Engagement and Planning is taking an active role in conjunction with the City of Atlanta for the Special Administrative Permits (SAP) for planning projects along the Beltline. Ms. McMillian also gave highlights of 2014 Year in Review.

Ms. Davis reported on Communications and Media Relations. She highlighted media coverage including a cover story in Georgia Trend magazine and several mentions from national publications such as the New York Times, USA Today, the Huffington Post and MSN money. Ms. Davis gave highlights of 2014 Year in Review.

Ms. Johnson reported on Governmental Affairs and highlighted that ABL met with members of the General Assembly regarding 2015 Legislative Agenda. ABL was represented at the Georgia Transportation Summit sponsored by the American Council of Engineering Companies of Georgia and the Georgia Chamber of Commerce. This event was attended by more than 500 transportation leaders and advocates. Governor Deal and Lt. Governor Cagle were the keynote speakers. ABL's COO, Ms. Gordon was a featured speaker on the "Connectivity in Atlanta" panel. In the 2015 legislative cycle, ABL will move forward with our priority legislation to make changes to the Urban Redevelopment Act that puts out a framework in how we work with the private sector in terms of financing and supporting our projects. Last year, the Urban Redevelopment Act was sponsored by House Transportation Chair Jay Roberts and House Democratic Leader Stacy Abrams and both agreed to co-sponsor the bill again this year.

Mr. Mitchell reported on Economic Development and gave a 2014 Year in Review highlights which included the activity with Invest Atlanta's economic development mission compatibility, building external partnerships and ongoing Integrated Action Plan engagement that is inclusive of real estate and housing. Mr. Morris reiterated the update on the Integrated Action Plan (IAP) as it relates to the updated results for return of investment. \$400 million in public funds has generated \$2.4 billion in private development with a ratio of 6:1 which is a significant return.

Mr. Alexander reported on Affordable Housing and highlighted the 2014 Year in Review. Boynton Village Apartments that are located across the street from Stanton Park that will have 43 units of affordable housing as extensive rehabilitation with the goal of the new units being LEED Silver. In addition, the apartments will house a mini police precinct on the site. This development provides larger units to include three and four bedroom apartments with a construction completion date of late fall of this year. Ms. Briscoe-Brown requested that she would like collaboration between ABI and APS on planning issues as it relates to the increase in student population. Mr. Alexander went on to discuss the FHLB partnership with ABI. The term sheet and MOU for new development has been executed with an expectation of rolling out this program in the first quarter of 2015.

Mr. Harrop reported on Program Management. In December, ABI received the Notice to Proceed from GDOT for the Westside Trail. Contract negotiations are underway with the contractor with work expected to begin by early February. Final bid documents have not been received for the Eastside Trail Extension with an anticipated start date for construction to be early 2015. ABI is currently working to secure the necessary construction easements for the trail and coordinating the construction of the trail with the construction of Department of Watershed Management's new 12 million gallon water storage tank at 231 Holtzclaw Street, immediately adjacent to the corridor. A Request for Proposal is in development for the Reynoldstown Stage design that is being funded by a grant from the National Endowment for the Arts. Arthur Langford, Jr. Park improvement projects are in procurement for construction with final bids due on February 3, 2015. ABI has selected a farmer to cultivate the Allene Urban Agriculture site. ABI is currently negotiating the details of the lease with the farmer with initial work expected on site in February 2015. ABI and the City of Atlanta are finalizing a grant request from the National Endowment for the Arts for the creation of an Arts Master Plan for the Atlanta Beltline. ABI and APD continue to work closely together to identify security needs before, during and after construction for the Eastside Trail Extension and Westside Trail projects. Environmental assessment work has been completed for Enota Park along with the preliminary environmental analysis for Westside Park nearing completion.

Mr. Harrop reported on Transportation in the absence of Mr. Limmer. ABI continues to work with the City of Atlanta on the East, West and Crossown Environmental Assessment (EA) on the selected alignment options. The EA includes a review of environmental considerations associated with the options and makes a recommendation on the final alignment location, size and cost. All EA's are expected to be completed in summer 2015. Completion of the EA's for the Atlanta Beltline East, West and Crossown corridors are required for any transit project and ABI intends on pursuing federal discretionary funding administered by the Federal Transit Administration. ABI continues to work with the City of Atlanta on the Ponce Streetscape design and construction easements extending from the Boulevard to Freedom Parkway along Ponce de Leon with an expected completion by Fall 2017. Mr. Morris mentioned having a conversation on the possibility of the Streetcar extensions. The Atlanta Beltline and the Atlanta Streetcar will be coming back before City Council in the spring to get approval of the new system plan.

The map will be color coded for different routes to reflect how it would look in actual implementation.

#### **FINANCIAL UPDATE**

Mr. Norwood introduced the Board of Directors to Mauldin & Jenkins, ABI's auditors. The audit was "clean or unmodified". They had no recommendations for adjustments. Mr. Norwood presented the Financial Report through November 2014 as well as the unaudited Consolidated Income Statement for July through November 14. Ms. Garey moved to approve the audit report and the motion was seconded by Mr. Dickens. The motion was unanimously approved.

#### **PRESIDENT AND CEO REPORT**

Mr. Morris presented his report and presented his Year in Review 2014. Mr. Morris highlighted the following:

1. ABL received the highest national honor bestowed on projects by the EPA Excellence Award for Smart Growth for the Eastside Trail and Historic Fourth Ward Park.
2. The Edgewood Avenue Bridge reopened and the access ramp and stairs have been completed down to the Atlanta Beltline.
3. The International Real Estate Federation recognized ABL as the best environmental rehab project in the world during their World Conference that focuses on building humanity.
4. The James M. Cox Foundation made a \$5 million lead gift for the Westside Trail project to the Atlanta Beltline Partnership toward the campaign. Mr. Brawner gave updates to the board on the campaign.

Mr. Morris recognized Catherine Owens for her promotion to Principal Engineer; Marcus Arnold, Sr. Transportation Manager and Stacy Patton as the new Real Estate Director.

#### **ACTION ITEMS**

Ms. Gordon presented information on the resolution authorizing the President & CEO to enter into a contract with the selected contractor for the construction of improvements to Arthur Langford, Jr. Park after the low bidder responses. Ms. Gordon provided a summary of details and the estimate the cost of this project at \$1.2 million which has been funded by the City. Mr. Dickens moved to approve the resolution and the motion was seconded by Ms. Garey. The motion was unanimously approved.

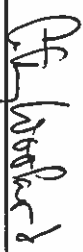
#### **EXECUTIVE SESSION**

A motion to go into Executive Session for the purpose of discussing personnel matters was made by Ms. Garey and seconded by Ms. Briscoe-Brown. The motion was unanimously approved. At the conclusion of the Executive Session, a motion was made to come out of Executive Session by Ms. Briscoe-Brown and seconded by Mr. Dickens.

**ADJOURNMENT**

With there being no further business, a motion to adjourn the meeting was made by Ms. Garey and seconded by Ms. Briscoe-Brown. The motion was unanimously approved. The meeting was adjourned at approximately 10:10 a.m.

Respectively submitted,



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Cathy Wdolard, Secretary