

**ABI Board of Directors Meeting  
Meeting Minutes  
December 9, 2015 8:37 a.m. – 10:04 a.m.**

A meeting of the Board of Directors was held on Wednesday, December 9, 2015, at the offices of Atlanta BeltLine, Inc. located at 100 Peachtree Street, N.W., Conference Room 23<sup>rd</sup> Floor-Atlanta, Georgia. The following members were present to constitute a quorum:

**Board of Directors present:**

Ms. Beth Chandler, Vice Chair  
Mr. Andre Dickens, Treasurer  
Ms. Cynthia Briscoe-Brown  
Mr. Michael Donnelly  
Ms. Ernestine Garey  
Ms. Joan Garner

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

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

**CALL TO ORDER**

Ms. Chandler called the meeting to order at 8:37 a.m.

**APPROVAL OF AGENDA**

A motion to approve the agenda for the Board of Directors' meeting of December 9, 2015 was made by Ms. Briscoe-Brown and seconded by Mr. Dickens. The motion was unanimously approved.

## **APPROVAL OF MINUTES**

A motion to approve the minutes from the Board of Directors' meeting on October 14, 2015 and the Executive Committee meeting on November 12, 2015 was made by Mr. Dickens and seconded by Mr. Donnelly.

## **FINANCIAL REPORTS**

Mr. Norwood presented the Financial Report for October 2015.

## **ACTION ITEMS**

The resolution was made to authorize the President and CEO to initialize procurements for the selection of professional design firms to perform the design services for the projects associated with the City's Infrastructure Bond Projects and to negotiate with the selected firms for the execution of a design or design build contract with the selected firm. A motion to approve the resolution was made by Ms. Garey and seconded by Mr. Dickens. The motion passed unanimously.

## **EXECUTIVE SESSION**

A motion to go into Executive Session for the purpose of discussing real estate was made by Ms. Garner and seconded by Ms. Garey. The motion was unanimously approved. At the conclusion of the Executive Session, a motion was made to come out of Executive Session by Ms. Chandler and seconded by Ms. Garner. The board voted unanimously to approve the resolution regarding the real estate transaction discussed in Executive Session after a motion by Mr. Dickens and a second by Ms. Chandler.

## **PRESENTATIONS**

Mr. Alexander presented the Integrated Action Plan. Mr. Dickens requested a BeltLine Work Session to be held to focus on the implementation of the Integrated Action Plan. Additional discussions took place centered on the need for more affordable housing units.

Mr. Limmer presented the Streetcar System Plan. The SSP consists of a 50+ mile streetcar system throughout the City of Atlanta, which includes five crosstown routes, in addition to the 22-miles of streetcar along the Atlanta BeltLine corridor. The SSP will serve as a framework for a potential Fulton County TSPLOST referendum in 2016 and is a necessary requirement for any major transit project seeking federal funding from the Federal Transit Administration.

## **PRESIDENT AND CEO REPORT**

Mr. Morris presented his report and briefly summarized all of the activities that were undertaken by ABI with regard to the following:

1. In conjunction with the City of Atlanta Department of Public Works; ABI is assisting in the implementation of six bridges and road project design and construction in support of the Renew Atlanta Infrastructure Bond program.
2. An informational meeting facilitated by the Atlanta BeltLine Partnership and ABI was held on October 22, 2015 with approximately 40 of the largest property owners along the Beltline to discuss the potential creation of the Community Improvement District (CID) and Special Services District (SSD).
3. On October 15, 2015, ABI joined Post Properties and Turner Entertainment employees for a work day on the BeltLine Northeast trail segment from Park Tavern to Evelyn Street. This was the second workday and was very successful in improving visibility between Piedmont Park and the trail.
4. The structured partnership between the Federal Home Loan Bank (FHLB) and ABI had a total of 17 closings for the down payment assistance program for 2015. To date there are six owner occupied rehab applications pending. ABI has convened conversations with FHLB to discuss the continuation and expansion of this program in 2016 to include partnering with other local nonprofits to increase funding, expand our capacity to serve more residents and extend ABI's geographic reach to support neighborhood preservation of single family homes.
5. The Westside Trail prep work continues despite the challenges with the weather. The construction team is working on shoring and pile driving and the project continues on schedule and budget.
6. The pre-proposal meeting was held on October 27, 2015 for design development and construction for the Southside Trail. Proposals were due on November 12<sup>th</sup>. Selection of the preferred consulting team will conclude by the end of the year with contract negotiations and project commencement in January and February.
7. Bids closed on October 13<sup>th</sup> for the Eastside Trail Extension. The chosen contractor was The Astra Group and it will move forward by early 2016 on Phase One of the project which is from Irwin Street to Kirkwood Street. Construction is scheduled to be completed in 18 months from the date that the Notice to Proceed is issued.
8. Construction of the North Avenue Plaza is underway and should be completed in the first quarter of 2016.

9. Ribbon cutting for Langford Skate Park is scheduled for December 11, 2015 at 3:00pm. He invited the members of the board to attend.
10. Over 200 guests attended the fourth Quarterly Briefing of 2015 that was held on November 3<sup>rd</sup> at the Atlanta Technical College featuring a special "10 Year" panel discussion with Mayor Kasim Reed, Ryan Gravel, Mtamanika Youngblood and Paul Morris. Bill Nigut from Georgia Public Broadcasting was the moderator that addressed topics such as affordable housing, transit and trail progress.
11. The Design Review Committee will be holding its final meeting of the year on December 18, 2015. Thus far the committee has reviewed eight projects with varying degrees of scope and complexity.
12. The City of Atlanta's Department of Planning and Community Development, with assistance from ABI, will initiate proactive rezoning in key redevelopment areas identified in the next two Sub-area Master Plans. He indicated that the City plans to begin with Sub-Areas 1 and 10 in the 1st quarter of 2016.
13. ABI issued the RFP for the Murphy Crossing Economic Development Plan and received five submittals by the deadline of November 12th. Review of the proposals and interviews will commence soon with completion of consultant selection and project startup in late January, with a community engagement discussion.
14. Discussions have commenced with the City of Atlanta and Fulton County on the potential of a TSPLOST referendum in 2016. Discussions will include evaluating various funding scenarios, eligible activities and individual jurisdictional needs. ABI has been asked to provide the City and the County with a comprehensive listing of all trail, transit and streetscape activities included in Period 1 of the ABI Strategic Implementation Plan as the guiding framework for project scoping and funding consideration.

#### **ADJOURNMENT**

With there being no further business, a motion to adjourn the meeting was made by Ms. Briscoe-Brown and seconded by Mr. Dickens. The motion was unanimously approved. The meeting was adjourned at approximately 10:04 a.m.

Respectively submitted,

  
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Lee Harrop, Assistant Secretary