

**DRAFT MEETING MINUTES  
CUMBERLAND COMMUNITY IMPROVEMENT DISTRICT  
Thursday, February 28, 2019**

MEMBERS PRESENT

John Shern  
Steve Barnhouse  
Connie Engel  
Barry Teague  
Mason Zimmerman

LEGAL COUNSEL

Lynn Rainey

CUMBERLAND CID

Rasha Al Rawi  
Kyethea Clark  
Lisa Sanders

COBB CHAMBER OF COMMERCE

Melissa Crook  
Slade Gulledege  
Dana Johnson  
Mike Winters

JACOBS

Alex Chung  
Derrick Vincent

COBB COUNTY

Mike Boyce  
Bob Ott  
Erica Parish  
Karyn Matthews  
Michael Francis

OTHERS PRESENT

Claire Bartlett, US Representative Loudermilk  
Mark Mathews, Hensler Financial  
Holly Quinlan, Cobb Travel & Tourism  
Derrick Vincent, Jacobs  
Chris McCoy, Cumberland Mall  
Peter Hortman, Pond & Co  
Bruce Bowers, Baker Donelson  
Eric Bosman, Kimley-Horn  
William Herbig, Kimley-Horn  
Osaze Stigler, Kimley-Horn  
Josh Winter, Winter Design  
Drew Pitman, HNTB  
Ron Sifen, Vinings HOA  
Jon Gargis, MDJ

The February meeting of the Cumberland Community Improvement District Board was called to order at 7:33 a.m. on Thursday, February 28, 2019 at the Cobb Chamber of Commerce, 240 Interstate North Parkway, Atlanta, Cobb County, Georgia, pursuant to legal notice. A quorum was present.

Chairman John Shern welcomed special guests.

ITEMS FOR APPROVAL

1. Minutes: Mr. Teague made a motion to approve the January 31, 2019 Regular Session Minutes of the CID Board. Ms. Engel seconded the motion which was unanimously approved.
2. Approval of Financial Statement: After making the Treasurer's Report, Mr. Teague made a motion to approve the January Financial Reports (Exhibit A) and invoices and cash disbursements (Exhibit B). Ms. Engel seconded the motion which was unanimously approved.

CHAIRMAN'S REMARKS & UPDATES

- A. Georgia Chamber Membership Discussion: Chairman Shern stated the Georgia Chamber membership is due.

{Mr. Zimmerman joined the meeting at this point}

Chairman Shern asked for Board member Mason Zimmerman to take a close look and recommend what membership level is appropriate for us. Mr. Zimmerman will report back to the Board.

- B. CID Legislation Update: Chairman Shern stated at last month's meeting Board member Voyles reported that over the last 5 years there have been direct discussions among some of the larger CID's in metro Atlanta (including the CCID) about addressing the CID law that excludes commercial residential use properties from being taxed by a CID. The Buckhead CID, Mid-town CID, and Downtown CID are in favor of introducing an amendment to the Georgia General Assembly. That would have to be passed by the House and the Senate then would need to be put on the ballot in the 2020 election as a constitutional amendment. A conference call organized by the Council for Quality Growth was held with most of the CIDs in metro Atlanta. It was the consensus that in all fairness commercial residential should be included, there were substantial political headwinds. Some of the CID's would like to develop a strategy to move proposed legislation forward.
- C. Discussion regarding the contract for the search firm: Chairman Shern reported a small working group of the CCID recommends The Goodwin Group to help with the search for a new Executive Director. The fee for this search is \$60K and this group is highly regarded and professional. Legal Counsel, Lynn Rainey will review the engagement letter. Mr. Teague made a motion to allocate \$60K to engage The Goodwin Group subject to Mr. Rainey's review of the agreement and allow Chairman Shern to sign it when complete. Ms. Engel seconded the motion which was unanimously approved. All interested applicants should reach out to The Goodwin Group for next steps.
- D. Other: Mr. Shern stated he had signed a letter to the Cobb County Board of Commissioners in support of the resolution to extend the deadline for considering a special transit district from December 2019 to December 2022. The legislation was dropped yesterday and it is HB565.

Mr. Shern also signed a contract to get a consultant to put the INFRA Grant together for the Akers Mill Ramp as well as a letter supporting the grant application to USDOT Secretary Chao.

#### DIRECTOR OF OPERATIONS UPDATE

##### A. Comments/Requests

1. CNRA Paces Mill/Palisades Update – Landscape Maintenance (\$31,625): Ms. Clark, Director of Operations, stated the CCID and Chattahoochee River National Area (CRNA) have come to an agreement with maintaining the Paces Mill/Palisades Park. The National Park Service (NPS) has agreed to allow the CCID to maintain the entrances and the parking lot islands which were initially excluded. The signed Special Use Permit will allow CCID/Russell to begin maintenance the first week of March. Russell Landscape's annual fee is \$31,625. This includes weekly mowing, trimming, weed control, trash and debris removal and a one-time clean-up of the Bob Callan trail shoulder and retention area. The CCID's agreement with the NPS can be discontinued by any party with a 30 day notice. Board member Zimmerman asked if a sign could be put out in these areas stating "Maintained by the Cumberland CID". Ms. Clark will discuss this with the NPS and then get back with the Board. The contract has already been reviewed and revised by Mr. Rainey. Mr. Zimmerman made a motion to approve \$31,625 to Russell Landscaping for the landscape maintenance of the Paces Mill/Palisades Park. Ms. Engel seconded the motion which was unanimously approved.
2. Akers Mill Ramp Updates & INFRA Grant, Benefit Cost Analysis (\$20,000): Ms. Clark reported Parsons Transportation Group (PTG), which is the design firm working on the Akers Mill Ramp project,

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has prepared an update to the Benefit Cost Analysis (which is part of the INFRA grant). The firm is conducting an update of the traffic analysis report for the project as well. This \$20,000 scope also includes a memo to the Board of the positive and negative impacts on local roads since the new NW Managed Lanes project has opened with and without the Akers Mill Ramp. Ms. Engel made a motion to approve \$20,000 to PTG as stated above. Mr. Teague seconded the motion which was unanimously approved.

Ms. Clark stated the INFRA grant is due Monday, March 4. The grant will be submitted tomorrow by the County since it is the sponsor. Ms. Clark thanked the County for its continued support. The Board of Commissioners approved supporting resolution on Tuesday. The CCID received 18 letters in support of the project and that was mainly due to the Cobb Chamber which was greatly appreciated. Congressman Loudermilk's office is working on setting up a meeting with Secretary Elaine Chao to discuss the project. Ms. Clark went on to thank the ARC and others. The remaining funding needed for Akers Mill Ramp is \$5.1M. The CCID continues to work on getting the design phase of the project approved and shorten the schedule to get to the ROW phase. The anticipated approval is April of 2019.

3. I-75 & I-285 Interchange Final Clean-Up Discussion & Action: Ms. Clark stated Phase I with the GDOT clean-up project is complete, but there are some outstanding items. They either did not fall under GDOT's scope or it was too detailed. A few Board members are interested in a final clean-up of more detailed items. Ms. Clark presented the Board with two options from Russell Landscaping's proposed scope and fee options.

Option 1: \$110K which includes removal of all trash and debris across the site, remove all trees and underbrush 2" and smaller, raise canopy of all trees of minimum of 12 ft, and chip on site, remove all vines from fences and trees up to the canopy of the trees and chip on site.

Option 2: \$200k which includes removal of all trash and debris across the site, remove all trees and underbrush 2" and smaller, raise canopy of all trees of minimum of 12 ft, and chip on site, remove all vines from fences and trees up to and including the canopy of the trees and chip on site.

Board member Teague stated he was in favor of Option 2, but would recommend collecting other bids to get a lower price. Board members questioned the amount and how this may affect the work that is going to be done on the top end of I-285. Ms. Clark reported she does not have what is being cleared for the I-285 top end project. Phase II is the installation of trees and will be brought to the Board in a couple of months. CCID staff will then meet with GDOT with detailed plans showing what the CCID proposes to do and how it impacts the top end project. Board member Zimmerman would like to meet with GDOT first, but Ms. Clark stated it is on a different time schedule. Phase I is just clean-up and Phase II the Board will be given more details. Chairman Shern asked who is responsible for ongoing maintenance. Ms. Clark stated GDOT is responsible for ongoing maintenance 7 times a year in this area. Chairman Shern discussed the list of preferred contractors that was created several years ago for the CCID. He encouraged Ms. Clark to use that list to get a couple more bids. Board members asked staff to work on getting other bids and they will wait on making a decision on Option 1 or Option 2.

4. ATL Update: Ms. Clark reported the ATL board has an upcoming meeting on March 7 and she will be attending.

**B. Operations/Requests**

1. Capital Improvements Updates: Ms. Clark gave updates on: Cumberland Blvd West Intersection Improvement & Ph III Streetscape, Riverwood Parkway Streetscape, Palisades/Paces Mill NRA Unit Rehabilitation, Bob Callan Trail 2A & 2B and Interstate North Parkway Ped Improvements.

The next Coffee and Construction is scheduled for March 14 at Wildwood Hilton Garden Inn.

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Chairman Boyce will be kicking off the County Transportation Plan (CTP) with town hall meetings in March. The study will be completed in 2020. A project list will be vetted out for the SPLOST project list.

ARC is currently updating the Regional Transportation Plan (RTP) which is the short range and long range project list and program. The CCID has 2 projects that are in the Transportation Improvement Program (TIP) and RTP – Akers Mill Ramp Ph 2 and Bob Callan Trail 2B project. Only Federal funded projects are allowed in the TIP. ARC will have a call for projects this summer.

2. Plans & Studies Updates

1. Project Prioritization & Pricing Discussion & Action: Will Herbig, Kimley-Horn gave an update on the projects prioritization and the Cumberland Core Loop Concept. Project types include: Access: Roads & Transit-oriented projects, Connectivity: Bike/Ped-oriented Projects, Placemaking: Sense of Place Projects. Mr. Herbig discussed the process that has taken place over the last year and recapped projects that are in the project prioritization list. The recommended action items were: Action #1 – approve the updated/amended project list with the additional detail on the Cumberland Core Loop (CCL) and Action #2 – budget concept – level design/engineering for Cumberland Core Loop Segments A & C. The CCL comes out of Blueprint Cumberland 3.0 and the idea is a 3 mile unified multimodal path connecting Cumberland’s major employment, cultural, and entertainment destinations. There are four project goals: 1) capitalize upon CCID investments, 2) a series of destinations – connect major employment, cultural, and entertainment centers, 3) make it easy – provide safe, accessible, and convenient multimodal options, 4) be welcoming – enhance Cumberland’s public realm & sense of place. Mr. Herbig presented some renderings of other cities that develop a “sense of place” and also of the CCL. The discussion moved onto the segments, opportunities and challenges.

**Segment A** (0.84 miles) – Interstate North Parkway & Cumberland Blvd, Construction Cost \$3.1M, Concept Level Design/Engineering \$100K

**Segment B** (0.67 miles) – Akers Mill Road, Construction Cost \$4.2M

**Segment C** (0.39 miles) – Cobb Parkway & Galleria, Construction Cost \$5.5M, Concept Level Design/Engineering \$190K

**Segment D** (0.40 miles) – I-285 Pedestrian Bridge & The Battery, Construction Cost \$600K

**Segment E** (0.62 miles) – Windy Ridge Parkway, Construction Cost \$2.7M

Mr. Herbig’s recommendation was start to fill in the gaps with Segment A & Segment C. Once these gaps are filled in then the loop becomes continuous.

Ms. Clark asked the Board to approve the project list as presented. By approving this project list this will assist in prepping for the project call from ARC and would work into the CTP. The next request is for a budget up to \$300K for concept-level design/engineering for Core Loop Segments A & C. Board members were unsure of why the approval was needed now. Ms. Clark stated this approval will give Kimley-Horn and the CCID more information to move forward. Mr. Herbig reported Segment A and Segment C gaps are the critical pieces. The \$300K would give the Board the information that is needed for Segment A & C, but it will not get the Board full design quite yet. Commissioner Bob Ott discussed maintenance and autonomous vehicles. The autonomous vehicle may not have the ridership that is needed.

The County cannot cover these additional maintenance costs because they are above county standards. Mr. Herbig stated the CCID Board has recognized maintenance and a process needs to be established with the County and that is one of the priorities under Sense of Place on the list. In terms of the autonomous vehicle versus a circulator, it is an opportunity to get those costs down because there is no driver of the vehicle.

Board members discussed and decided they would like to revisit this at the next Board meeting.

2. I-285 Top End Transit Feasibility Study Update: Mr. Bosman stated the study goals and objectives for this high level feasibility study were: 1) facilitate discussions among I-285 top end leaders regarding high-capacity transit feasibility; 2) compare rubber-wheel versus rail-based transit potential along the corridor; 3) evaluate special service district models and 4) identify next steps. Ms. Clark stated the CCID committed \$15K to the study along with the 7 cities across the top end and the Perimeter CID. Mr. Bosman stated Fulton County has completed its Transit Master Plan and while there is a line on I-285 it was not included in its short term work program because they wanted to see what Cobb and DeKalb were planning to do. DeKalb County is mid-way through its transit plan. Cobb County is about to start the CTP. This study will provide some background information and will need to be taken in context with everything else the County needs to consider. Mr. Bosman reviewed the study and from the feasibility standpoint there were 2 options – the highest potential demand for transit is between The Battery on the west to The Assembly and Peachtree Blvd on the east. To make this as feasible as possible, a reasonable Phase I for an east/west transit line would go from The Battery to Perimeter to Assembly. Because of the investment GDOT is making in the Managed Lanes system and the Managed Lanes Access a rubber-wheel transit system across the top end for approximately \$300M is most feasible. The full system (Smyrna to Tucker) construction cost would be \$480M, including 3 brand new transit only interchanges. If a rail based system across the top end of I-285 was wanted, then the cost would go up by 8 to 10 times. The stark difference is because of the ability of a rubber-wheeled system to utilize the infrastructure that GDOT is planning and is specifically enhanced because what GDOT is planning across the top end which is 2 managed lane in each direction. It is more difficult to run transit having only one managed lanes in each direction and very difficult to do it having bi-directional. It inhibits consistency and efficiency of the system.

#### COBB COUNTY ISSUES & UPDATES

Commissioner Ott gave updates on Marketplace, HB302 and SB172, and the process of the CTP. Chairman Boyce was very pleased to see HB930 drop yesterday and he thanked the local CID's for its support.

Erica Parish, DOT Director encouraged everyone to attend Chairman Boyce's Town Hall meetings.

#### CHAMBER UPDATES

Sharon Mason, President and CEO of the Cobb Chamber, invited Board members to attend the March 4<sup>th</sup> First Monday. Mrs. Mason went on to state the Chamber is launching target industry councils and an International Council this year. The Strategic Trip will be to Toronto, Canada in August.

The Chamber will continue to advocate for more transit and mobility options.

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The Chamber has extended the deadline for receiving offers through mid-March to maximize the opportunity for the Chamber building sale. The Chamber's new location is still to be determined.

OTHER BUSINESS

The next regular board meeting is scheduled for March 28, 2019 at 7:30 a.m. at the Cobb Chamber of Commerce, Pilcher Board Room. There being no further business, the meeting was adjourned at 9:26 a.m.

Approved by the Board this \_\_\_\_\_ day of

\_\_\_\_\_, 2019

\_\_\_\_\_ Secretary