

MEETING MINUTES
CUMBERLAND COMMUNITY IMPROVEMENT DISTRICT
Thursday, May 31, 2018

MEMBERS PRESENT

John Shern
Connie Engel
Tad Leithead
Bob Voyles
Mason Zimmerman

COBB COUNTY

Erica Parrish
Karyn Matthews

JACOBS

Alex Chung

LEGAL COUNSEL

Lynn Rainey

COBB CHAMBER OF COMMERCE

Rasha Al Rawi
Melissa Crook
Kyethea Clark
Nelson Geter
Sharon Mason
Roxanne Plummer
Mike Winters

OTHERS PRESENT

Karlene Barron, Moreland Altobelli
Chris Kingsbury, Moreland Altobelli
Eric Bosman, Kimley-Horn
William Herbig, Kimley-Horn
Holly Quinlan, Cobb Travel & Tourism
Patricia Rice, Powers Ferry Corridor Alliance
Josh Winter, Winter Design
Bruce Bowers, Baker Donelson
Chuck Deeb, T.Y. Lin International
Vance Smith, Pond
Jon Gargis, MDJ

The May meeting of the Cumberland Community Improvement District Board was called to order at 7:34 a.m. on Thursday, May 31, 2018 at the Cobb Chamber of Commerce, 240 Interstate North Parkway, Atlanta, Cobb County, Georgia, pursuant to legal notice. A quorum was present.

Acting Chairman John Shern welcomed special guests and thanked the Cobb Chamber for providing breakfast this morning.

ITEMS FOR APPROVAL

1. Minutes: Mr. Voyles made a motion to approve the April 26, 2018 Regular Session Minutes of the CID Board. Ms. Engel seconded the motion which was approved. (4 yes/0 no/1 abstained). Mr. Voyles made a motion to approve the April 26, 2018 Executive Session Minutes of the CID Board. Mr. Zimmerman seconded the motion which was approved. Board member Leithead abstained from both votes. (4 yes/0 no/1 abstained)

Interim Executive Director Leithead stated he will be abstaining from all votes during today's meeting.

2. Approval of Financial Statement: In Board member Barry Teague's absence, Interim Executive Director Leithead gave the April Financial Reports (Exhibit A & B). Ms. Engel made a motion to approve the April Financial Reports (Exhibit A). Mr. Zimmerman seconded the motion which was approved. Ms. Engel made a motion to approve the invoices and cash disbursements (Exhibit B). Mr. Zimmerman seconded the motion which was approved. Board member Leithead abstained from both votes. (4 yes/0 no/1 abstained)
3. Cash Flow Projections (Discussion): Interim Executive Director Leithead reported last month, the CCID was looking at a negative cash flow in 2018, but that now has improved dramatically. However, there is a shortfall of \$343K for 2019. Mr. Leithead and staff will continue to work on ways to help reduce shortfalls. The CCID has a line of credit with Synovus if needed. It will expire in October of next year.

CHAIRMAN'S REMARKS

Acting Chairman John Shern reported the search for the CCID's permanent Executive Director is going well.

Discussion of Proposed Millage Rate: Mr. Shern stated the Board needs to revisit the millage rate in depth at the next board retreat. Lynn Rainey, Legal Counsel, discussed the proposed 2018 millage rate. Mr. Rainey will be meeting in June with the Tax Commissioner's office along with representatives of all the other cities and school boards to receive the package showing the computation of assessed values. The Board will need to determine what to advertise within the next month. Mr. Rainey discussed with Board members the draft of the legal ad that would be placed in the Marietta Daily Journal. The Board will vote on its millage rate at the July 26th Board meeting. Board members asked staff to prepare cash flow projections on the different level of mills, millage rates of the other CIDs and the Braves taxes.

INTERIM EXECUTIVE DIRECTOR'S UPDATE

A. Comments

1. Interim Executive Director Tad Leithead reported on his trip to Washington, D.C. earlier this month. Mr. Leithead went there to meet with elected officials to discuss the Infra grant. The CCID applied for \$6M. The Infra grants will be announced in June. While in Washington, D.C., Mr. Leithead met with Senator Johnny Isakson, Representative Barry Loudermilk, Senator David Perdue's staff, and Representative Karen Handel's staff. All of them were positive about going to Secretary of Transportation Chao and recommending to her that she look favorably on the grant for the CCID. If the CCID receives the Infra grant then the Akers Mill Ramp will be funded, if not, CCID staff will be applying for a Build Grant (formerly Tiger Grant). Applications are due on July 19. The CCID continues to pursue other possible funding sources and remains cautiously optimistic. Once the funding is in place, it will take another 8 months to complete the design then the project will be let. The ramps could be in place as early as 2021. The funding is critical.

A. Operations

1. Capital Improvements Updates: Kyethea Clark, Director of Operations, gave updates on: Akers Mill Ramp, GDOT I-75 & I-285 Interchange Clean-up Project. CCID staff met with GDOT earlier this month on the phasing of the clean-up project. The scope has been narrowed due to the bids coming in too high and GDOT does not have the money in fiscal year 2018. The project will be phased and will start with the eastside. The second phase will be narrowed and then rebid. GDOT is working hard to have these projects completed before the Northwest Corridor ribbon cutting which will take place on August 24. Ms. Clark went on to give updates on the Windy Hill Bridge lights, US 41 Cobb Pkwy Enhancement, Riverwood plaza construction and landscaping on Cumberland Blvd.
2. Bikeshare Update: Ms. Clark gave an update on the Zagster bikeshare. The materials have been ordered. It will take 30-45 days for the materials to arrive and be set up. The two stations in the National Park Service – Cochran Shoals and Paces Mill should be installed by the end of June.
3. Palisades/Paces Mill NRA Unit Rehabilitation: At last month's meeting, Ms. Clark presented the 3 concepts from JB+A. The 3 concepts have various layouts and materials. The most preferred concept was the Cumberland Green (or the 3rd one). The next step is the Value Analysis phase and that will develop the preferred alternative. The Value Analysis phase will take all 3 concepts plus the preferred alternative which will incorporate Board comments. Cost will be looked at and determined during this phase. The preferred alternative will then go to the Design and Advisory Board of NPS. This group meets twice a year (July and November). After the environmental process, once in the full design process some components will be taken to fully develop the final design.

Board member Zimmerman asked about funding. Ms. Clark stated for the conceptual phase the CCID paid half (\$125K) and the NPS is paying for the environmental study.

CAUCUS OF ELECTORS

The board meeting was recessed at 8:00 am to convene the Caucus of Electors.

At the direction of Acting Chairman John Shern, Lynn Rainey called the Caucus to order. All electors present had completed their registration to vote. Mr. Rainey reviewed the elections process and stated that the purpose of the election is to elect board members for Post 3 (Elector) currently held by John Shern and Post 6 (Equity) currently held by Mason Zimmerman, for 3 year terms to the Cumberland CID Board. Mr. Rainey read the proposed Rules of Caucus to the Electors. Mr. Zimmerman made a motion to accept the Rules of Caucus and Mr. Voyles seconded the motion. The motion was unanimously approved.

Mr. Rainey asked if there were any nominations for Post 3. Mr. Zimmerman nominated John Shern. Mr. Rainey asked if there were any other nominations for Post 3. There being none, a motion was duly made by Mr. Voyles and seconded by Mr. Zimmerman to close the nominations. The motion was unanimously approved. A motion was duly made by Mr. Voyles and seconded by Mr. Zimmerman to vote by voice, dispensing with the written ballot. The motion was unanimously approved. Mr. John Shern was unanimously elected to Post 3.

Mr. Rainey asked if there were any nominations for Post 6. Mr. Voyles nominated Mason Zimmerman. Mr. Rainey asked if there were any other nominations for Post 6. There being none, a motion was duly made by Ms. Engel and seconded by Mr. Voyles to close the nominations. The motion was unanimously approved. A motion was duly made by Mr. Voyles and seconded by Ms. Engel to vote by voice, dispensing with the written ballot. The motion was unanimously approved. Mr. Mason Zimmerman was unanimously elected to Post 6.

Legal Counsel Lynn Rainey administered the oath of office to the newly elected board members.

The Caucus adjourned and the board meeting reconvened at 8:11 a.m.

COBB COUNTY ISSUES & UPDATES

Interim Director of Cobb DOT, Erica Parrish, announced on June 13th at 10:00 a.m. there will be a stakeholder meeting discussing the Transit bill at the Cobb Civic Center. Board members asked staff to notify property owners of this event.

Cobb Commissioner Chairman Mike Boyce will begin town hall meetings on June 18th to discuss the County budget and millage rate. Mr. Leithead asked for a list of the town hall meetings.

On June 29, the County, Town Center CID, and CCID will have their semi-annual collaboration meeting.

OTHER BUSINESS

Sharon Mason, Cobb Chamber President & CEO, congratulated the CCID on its 30th anniversary and thanked the CCID for its partnership for enabling prosperity. The County is seeing a 25% project pipeline increase. Senator Johnny Isakson will be the keynote speaker for the Chamber's First Monday Breakfast on July 9th.

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The CCID retreat will be held on June 28th. Board members asked for an advanced copy of the agenda of the topics that will be discussed at the retreat.

The next regular board meeting is scheduled for the same location on June 28, 2018 at 7:30 a.m. along with the CCID Board Retreat. There being no further business, the meeting was adjourned at 8:20 a.m.

Approved by the Board this _____ day of

_____, 2018

_____ Secretary