

**MEETING MINUTES  
CUMBERLAND COMMUNITY IMPROVEMENT DISTRICT  
Thursday, August 31, 2017**

MEMBERS PRESENT

Tad Leithead  
John Shern  
Barry Teague  
Bob Voyles

EXECUTIVE DIRECTOR

Malaika Rivers

LEGAL COUNSEL

Lynn Rainey

COBB CHAMBER OF COMMERCE

Melissa Crook  
Kyethea Clark  
Noelle Lloyd  
Roxanne Plummer  
Mike Winters

COBB COUNTY

Mike Boyce  
Jim Wilgus  
Jason Gaines  
Karyn Matthews  
Erica Parish

JACOBS

Lee Upkins  
Alex Chung

OTHERS PRESENT

Lindsey Burruss, Cobb Travel & Tourism  
Josh Winter, Winter Design  
Claire Bartlett, U.S. Rep. Loudermilk  
Chris Kingsbury, Moreland Altobelli  
Cody Zanni, Kimley-Horn  
Heidi Dasinger, Marietta Power  
Ron Sifen, Vinings

The August meeting of the Cumberland Community Improvement District Board was called to order at 7:37 a.m. on Thursday, August 31, 2017 at the Cobb Chamber of Commerce, 240 Interstate North Parkway, Atlanta, Cobb County, Georgia, pursuant to legal notice. A quorum was present.

Chairman Leithead presided and welcomed special guests.

ITEMS FOR APPROVAL

1. Minutes: Mr. Voyles made a motion to approve the July 27, 2017 Minutes of the CID Board. Mr. Shern 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 July Financial Report (Exhibit A). Mr. Shern seconded the motion which was unanimously approved. Mr. Teague made a motion to approve the invoices and cash disbursements with the exception of the Georgia Power invoice/check in the amount of \$1,142,671.87 pending further review (Exhibit B). Mr. Voyles seconded the motion which was unanimously approved.

CHAIRMAN'S REPORT: BIG PICTURE

Chairman Leithead called on Cobb Commission Chairman Mike Boyce for remarks/thoughts for the CCID to consider. Chairman Boyce started by stating, he and Ms. Rivers had a meeting last week and his biggest concern is growing complacency among some in the County that a 5 star county can be run on a 3 star budget. There is a strong, but well-organized constituency, in the County that believes the Cobb Government is extravagantly spending tax dollars. Chairman Boyce spoke about the difficult financial situation the County is facing with the 2018 budget and it will then come to a head in 2019. To meet budget deficits the County is pulling money

from other accounts to the General Fund. The accounts where money can be pulled from will be depleted for fiscal year 2019. Chairman Boyce has asked for the CCID and the Chamber's help in messaging the situation to stakeholders and commissioners. Chairman Leithead stated it is frustrating, in a time when the CCID's investment in this community is generating more property tax dollars and more explosive growth in the history of this county, but at the same time requiring more services. Chairman Leithead requested talking points. Chairman Boyce will work with Ms. Rivers to provide them to the CCID.

#### EXECUTIVE DIRECTOR'S REPORT

##### A. Real Estate Activity

1. Development Pipeline: Ms. Rivers reviewed the Cumberland commercial and residential square footage, residential market and growth collaterals. There is approximately 21.8M existing square feet with another 5.2M advancing of commercial development coming through the pipeline with a total cost of \$2.2B. There is approximately 17.6M existing square feet with another 4.6M advancing of residential, totaling \$732M. More than 8K residential units are currently zoned, bringing an estimated 16K new residents into the community.
2. Investment & Sales Activity: Ms. Rivers reviewed the Investment & Sales activity collateral. Through 8/18/17 the total value of permits in the CCID is \$95.1M. This makes up 23% of Cobb County's total commercial permit value of \$417,012,986. CCID is less than 2% of Cobb County's total land area yet over 20% of their total commercial permit value. In 2016, \$626M in commercial properties sold in the Cumberland CID area. The average sales price was 148% above Tax Assessors value. Since 2013, nearly \$2.5B in commercial properties have sold in the CCID. In 2017, the average sales price has been 84% above Tax Assessor value.

B. Tax Digest & Revenue Projections: Ms. Rivers reported the CCID's commercial property valuation is \$3.3B based on the digest. The final number will be confirmed shortly. The CCID's revenue collections have not changed from where the CCID has been projecting which is \$6.4M.

C. Cash Flow Model: Ms. Rivers reviewed the Baseline Cash Flow Model. This is based on the financials that have been approved to date. The CCID has been projecting one year in the red (2018). CCID staff is watching this and continuing to refine the numbers each month. The dollars will be managed accordingly. Ms. Rivers went on to show the Board a proposed Cash Flow model which includes the request regarding the Akers Mill Ramp. This additional commitment would be for construction and likely expended at the end of 2019. Therefore, it would not negatively impact the CCID's cash flow while the CCID is projected to be in the "red" in 2018.

D. CID Open Projects & Cobb County & Other Agency Open Projects: Ms. Rivers reviewed the CCID's Open Work Program. The CCID has about \$232M worth of projects that are either under construction or in process, \$131M being under construction and \$150M in outside commitments, \$50M of CCID commitments and a \$32M funding gap.

##### E. Required Action/Requests

1. Additional Bikeshare Stations at CRNRA (\$18,000): Ms. Rivers stated the CCID is at a good place with the Bikeshare program. The CCID has already committed \$45,000 to support the first five stations for this first year. National Park Service (NPS) has indicated that they will be ready to participate in the bikeshare program when the CCID launches this effort on November 1<sup>st</sup>. NPS would like to include stations at both Cochran Shoals and Palisades which would add two more stations to the five that are already planned on private property. The CCID and Zagster have finalized the master agreement and

the other properties will have agreements with Zagster as well. The CCID has committed to one year of this program and no other commitments have been made at this time. NPS has no funding source through which to participate. Ms. Rivers asked the Board to consider sponsoring these two stations which would be an additional \$18K commitment for one year. An additional \$18K commitment would bring the CCID's total financial support to \$63K. There is approximately \$109K left in the New Initiatives account. This pays for 5 bikes at each station and Zagster will oversee all the stations. This is a turn-key service. Mr. Voyles made a motion to approve \$18K for NPS for two stations at Cochran Shoals and Palisades. This is a one year commitment and the money will come out of the New Initiatives account (not a new commitment). Mr. Shern seconded the motion which was unanimously approved.

F. Key Updates

1. Akers Mill Ramp: Ms. Rivers stated Phase 1 of the ramp is under construction and Phase 2 is at 30% design with the intent to go to construction with this final phase sometime in 2019/2020. Of the \$44.5M total cost, being in Phase 1 and Phase 2, the CCID has collected 72% of that money through CCID sources, ARC, State Infrastructure Bank and Cobb County and that total is \$32.1M. That leaves the CCID with a 28% gap that amounts to \$12.7M. There is a pending funding application with ARC that was initiated in the spring and the CCID should hear something in September. In the meantime, Ms. Rivers is working with a Washington, D.C. grant writer to apply for federal USDOT INFRA grants to make up the balance. The grant writing team (which has a success rate of 70%) believes this project is well positioned for federal support. A benefit cost analysis study must be done as well, Parsons the design team will be taking the lead and that will cost \$14K. Another important item that must be addressed; 40% of the project's funds must come from local sources with no more than 60% being the grant request. The CCID is eligible to apply for \$11,975,437 (60%) which means \$7,983,625 is the necessary local match (40%). The CCID can claim \$7,246,340 in local match which leaves a shortfall of \$737,391. The only eligible source of these gap funds must come from local sources, meaning not sourced from federal aid. This rules out any additional ARC money and leaves the CCID, Cobb County, and state-sourced monies as eligible. Cobb has already committed \$15M and the state has already awarded the project twice through GTIB (\$3.5M.) This effectively leaves the CCID as the potential gap funder. It is imperative the CCID submit an application with all the funding sources committed and showing the feds the CCID is the last in and are the gap financier of the project. Ms. Rivers stated if the Board approves the shortfall of \$737, 391 and the project is successfully awarded an INFRA grant, the CCID's total contribution to Phase 2 is \$3,091,627 (15%) of the \$20,567,064 total. The CCID's contribution to both phases of the project is then \$5,938,199 (13%) of the \$44,813,636 total. If the CCID is successful in receiving additional ARC funds, that amount simply reduces the CCID's INFRA request. It does not, however, change the gap of \$737K; that still needs to be plugged. Chairman Leithead stated that the commitment can be made with a contingency that it only be triggered if this INFRA award is secured. The INFRA grant application is due November 2<sup>nd</sup>. Board members agreed this is great leverage. Mr. Voyles made a motion to approve the funding shortfall for the Akers Mill Ramp in the amount of \$737, 391. Mr. Shern seconded the motion which was unanimously approved.
2. Short Term Action Plan Draft Project List: Ms. Rivers reminded the Board that she has been working with Kimley-Horn on the CCID's long range plan, Blueprint Cumberland 3.0. In addition, she is also working on a short range plan. On that effort, she has received feedback from Board members on different types of projects to be considered in the short-term (3 years or less). The suggested projects categorized similar to the BP Cumberland 3.0 framework. The first category is access (roadway and transit), second category is connectivity (street level – it is connecting pedestrians, bike) and the third category is place making (quality of life projects). Ms. Rivers added a fourth category to include Policy and Programmatic efforts. The initial list includes a total of 36 new types of projects and initiatives that were drawn from Board members' suggestions as well as prior planning efforts. The project recommendations are framed against another two dozen projects that the CCID is currently working on or

finishing up. At this point, the list does not include any estimated costs, nor any specific schedules; it is to gauge reaction and seek direction. Ms. Rivers asked for input from the Board. Board members discussed having a work session in January and would like a range of overall costs and likelihood of leverage. In the meantime, Ms. Rivers will fill in more robust information and get it out to Board members to keep the conversation going.

Chairman Leithead reminded Board members to provide letters of support to the federal funders for the Akers Mill Ramp.

**G. Operations**

1. **Capital Improvements Update:** Kyethea Clark, Director of Operations gave updates on: Cumberland Blvd Bridgescape, US 41 Cobb Pkwy Enhancement, Riverwood Parkway Streetscape and Palisades/Paces Mill NRA Unit Rehabilitation.
2. **Plans & Studies Updates:** Ms. Clark reported Blueprint Cumberland 3.0 is wrapping up and Kimley-Horn will present the study at the next Board meeting.
3. **Cobb Parkway Widening Scoping Project:** Ms. Clark reported the Cobb Parkway Widening Scoping project that GDOT is sponsoring held its first stakeholder advisory meeting last week. The project limits for the project are from Windy Ridge Parkway to North Marietta Parkway. The scoping piece of the project is looking at widening the corridor as well as looking at jumper que lanes. The CCID will be submitting a letter to GDOT to ask them to not preclude transit in this project and then to ask them to extend the project limits from Windy Ridge Parkway to Spring Road. Ms. Rivers further elaborated by stating that the State of Georgia is looking at what will happen to Cobb Parkway north of the CCID. Over the past 8 or so years, the County has moved an effort along to start to prepare the community for regional transit. The state is still wanting to do improvements to Cobb Parkway and is asking community members what they would like to see in this project. This project will be a six lane project. It is not in the CCID, but it is a corridor that the County and the CCID have always looked at and considered where a regional transit system would go. Ms. Rivers emphasized that the state is saying that it is not including transit as part of its thought process, believing that Cobb County no longer wants. Ms. Rivers feels a letter would be appropriate, but asked the Board on how the letter should be written. Board members felt it was mandatory that the state not do anything in terms of physical construction to that corridor that precludes it becoming a transit corridor at some point. Chairman Leithead would like a letter drafted then to be reviewed by himself and Mr. Rainey. The County is providing the state with numerous concept and studies on this corridor. The final concept report will be final by April 2018.
4. **Communications & Outreach Activities:** Noelle Lloyd, Communications & Outreach Manager, reported CCID staff is in the planning phases for the next year's Annual Report and also scheduling the annual aerial photo shoot. The website is in the process of being updated.

The trail kiosks are in the process of having maps and will be located at different kiosks around the CCID.

Ms. Lloyd is working with staff to plan a community event through Zagster bikeshare launch for November.

**COBB COUNTY ISSUES & UPDATES**

Jim Wilgus, Cobb DOT Director, announced the Windy Ridge Bridge and I-285 multi-use bridge are finalist for GTPQ awards.

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The County has been working with the state on the Revive I-285 and west wall. The latest concept is now a north facing ramp on Cumberland Parkway with added dynamics. Board member Voyles would like a presentation at the next work session on Revive I-285.

The County continues to work on the pervious concrete on the Bob Callan Trail. It has not weathered well. The County may have to close the trail to re-do it and may be coming to the CCID for help with funding.

Mr. Rainey asked the status of the I-285 Pedestrian Bridge as far as opening 24 hours and landscaping. Mr. Wilgus stated the bridge is not closed and it has not officially opened for 24 hours because some work still needs to be completed.

OTHER BUSINESS

After reviewing the Georgia Power invoice, Board member Teague made a motion to approve the Georgia Power invoice in the amount of \$1,142,671.87. Mr. Voyles seconded the motion which was unanimously approved.

The next regular board meeting is scheduled for the same location on September 28, 2017 at 7:30 a.m. There being no further business, the meeting was adjourned at 9:11 a.m.

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

\_\_\_\_\_, 2017

\_\_\_\_\_ Secretary