

**MEETING MINUTES**  
**CUMBERLAND COMMUNITY IMPROVEMENT DISTRICT**  
**Thursday, August 30, 2018**

MEMBERS PRESENT

John Shern  
Connie Engel  
Mike Plant  
Barry Teague  
Bob Voyles  
Mason Zimmerman

EXECUTIVE DIRECTOR

Tad Leithead

LEGAL COUNSEL

Lynn Rainey

CUMBERLAND CID

Rasha Al Rawi  
Kyethea Clark  
Roxanne Plummer

COBB CHAMBER OF COMMERCE

Melissa Crook  
Sharon Mason  
Nelson Geter  
Mike Winters

COBB COUNTY

Bob Ott  
Erica Parish  
Karen Matthews

JACOBS

Vinay Uchil  
Alex Chung  
Marcy Newman

OTHERS PRESENT

Barbara Desmont, Horizon Wildwood Condo  
William Herbig, Kimley-Horn  
Cody Zanni, Kimley-Horn  
Tim Matthews, GDOT  
Michael Nader, HNTB/GDOT  
Dustin O'Quinn, HNTB  
Carolyn Baar, Georgia Commute Options  
Chuck Deeb, T.Y. Lin International  
Vance Smith, Pond & Co  
Peter Hortman, Pond & Co  
Dan Dobry, Croy Engineering  
Chad Koenig, Cushman-Wakefield  
Ron Sifen  
Jon Gargis, MDJ

The August meeting of the Cumberland Community Improvement District Board was called to order at 7:30 a.m. on Thursday, August 30, 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.

ITEMS FOR APPROVAL

1. Minutes: Mr. Zimmerman made a motion to approve the July 26, 2018 Regular Session Minutes of the CID Board. Mr. Voyles 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 Reports (Exhibit A). Ms. Engel seconded the motion which was unanimously approved. Mr. Teague made a motion to approve the invoices and cash disbursements (Exhibit B). Ms. Engel seconded the motion which was unanimously approved.
3. Approval of Contract: Mr. Zimmerman made a motion to approve the incentive plan for the CCID's Executive Director Agreement. Mr. Teague seconded the motion which was unanimously approved.
4. Cash Flow Projections (Discussion): Mike Winters, CCID Controller, presented the current cash flow projections. There have been no material changes since last month. The low period for cash will be September 30 before receiving tax revenues. In 2019 on September 30, the CCID is now projecting a positive balance.

Mr. Leithead stated last month the CCID Board approved \$155K for signal timing throughout the district. CCID staff has become aware that some of the signals in the project are not in the CCID district. Since then,

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Cobb County has modified the scope and the new amount for the CCID is approximately \$100K. This new amount is not reflected in the current cash flow projection.

EXECUTIVE DIRECTOR'S UPDATES

Project Priorities Presentation by Kimley-Horn: Will Herbig, Kimley-Horn presented a summary of the overall direction and the CCID's project priorities. Mr. Herbig discussed the project goals. The CCID's goal in Cumberland is to invest in accessibility and mobility, improve the overall sense of place and if that is done well then it is enhancing value for commercial stakeholders. The process started with Blueprint Cumberland 3.0, then it was discussed at the Board Retreat, after that Kimley-Horn met with Board members in groups of two to discuss projects then worked with staff to get to where we are today. There are 44 projects on the list that were identified in Blueprint Cumberland 3.0. The projects were broken down into three different classes: 1) Access (in/out of the district), 2) Connectivity (within the district), and 3) Placemaking (value creation). As Kimley-Horn went through the small group meetings there were some lenses the group challenged them to filter the project list through – reinforce the core, value to commercial stakeholders, long-term maintenance, funding partners, and is it achievable by 2024. Mr. Herbig reviewed the Access Projects (5) which includes transit-oriented projects, Connectivity Projects (8), Placemaking Projects (5), 7 Studies & Programs, and 5 Partner Projects. Mr. Leithead will facilitate meetings to discuss if needed, to further prioritize and then figure how much this will cost the CCID. Commissioner Ott, District 2, discussed design standards. The County would have to develop a code before placemaking and public arts could take place.

Convene Caucus for Electors to fill remaining term of Post 2 Call for Caucus of Electors to fill remaining Term of Post 2: At the direction of Acting Chairman Shern, Legal Counsel Lynn Rainey called the Caucus of Electors to order at 8:00 a.m. Mr. Rainey went on to outline how the Caucus will work. The vote had been advertised for August 30<sup>th</sup> at 8:00 am in the Marietta Daily Journal. The CCID fulfilled its obligation to call for a Caucus of Electors; which is a meeting of the property owners of the CCID who choose to be present and participate. The CCID has a vacancy currently for Post 2 that Tad Leithead filled. He is now the CCID's Executive Director and has resigned his position as a Board member. Mr. Rainey read the Rules of Caucus. Mr. Zimmerman made a motion to accept the Rules of Caucus which was unanimously approved. Mr. Rainey opened the floor for nominations for Post 2. There being no nominations, Mr. Plant made a motion for a recall of the Caucus of Electors in conjunction with the CCID Board meeting on October 25<sup>th</sup>, seconded by Ms. Engel, and unanimously approved. Mr. Rainey will advertise for a new election on October 25<sup>th</sup>. Mr. Voyles made a motion to close the Caucus of Electors. Mr. Zimmerman seconded the motion which was unanimously approved.

Acting Chairman Shern adjourned the caucus and the Board meeting was reconvened.

Update on MMIP: Mr. Leithead stated the CCID was scheduled to sign a letter of support for the recommended access points within the CCID across the top end as part of the Managed Lanes project. The CCID wants to sign the letter in support of the County. The County discussed this on Tuesday night at its commission meeting with some recommended changes to the resolution. Mr. Leithead requested delaying a letter of support until Cobb County has voted on the resolution which will be held on September 11<sup>th</sup>. Mr. Leithead will bring it forward again with a modified letter at the next Board meeting. The CCID requested Tim Matthews with GDOT to present at the next Board meeting.

Discussion of Funding for Akers Mill Ramp: Mr. Leithead stated he and some elected officials are continuing to work to get a meeting scheduled with U.S. Transportation Secretary Elaine Chao.

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Ms. Kyethea Clark and Mr. Leithead will be meeting with Chris Tomlinson, Executive Director at GRTA, and SRTA next month to discuss the TIFFIA loan. Chairman Leithead is also working on setting up a meeting with Russell McMurray, GDOT. The construction for the Akers Mill Ramp Ph II is set to begin in 2020. The funding must be locked in by 2019.

Operations

1. Capital Improvements Updates: Kyethea Clark, Director of Operations, gave updates on: Riverwood Parkway Streetscape, Bob Callan Trunk Trail Phase II, GDOT I-75 & I-285 Interchange Clean-Up, and Palisades/Paces Mill NRA Unit Rehabilitation.

Ms. Clark presented the Paces Mill revised concept that will be presented in Washington, D.C. Once the National Park Service gets approval from the Development Advisory Board, the next step will be funding. The agreement will not be signed until the CCID Board approves. Acting Chairman Shern asked if this will be a change to the management plan. Ms. Clark will update the Board at next month's meeting.

Zagster Bikeshare Update: Ms. Clark reported the two stations for NPS are up and running. There are 10 bikes and there have been 202 trips among the two stations (average 14 trips daily). Ms. Clark is working with Zagster and Cobb County on other possible locations.

Cumberland Bikeshare Expansion Study: Ms. Clark stated the Advisory Committee had its final meeting last week. The study should be complete by mid-September.

COBB COUNTY ISSUES & UPDATES

Cobb Commissioner Ott discussed the Terrell Mill Connector, location for Fire Station 29 and approved zoning on restaurant row.

CHAMBER UPDATES

Ms. Mason thanked the CCID for its partnership. There are 54 active projects throughout Cobb. SelectCobb continues to work on strategic initiatives, working with site selectors and will be hosting more partnership events.

The Chamber is finalizing its Federal Legislative Agenda to take to Washington, D.C next month. Transportation funding is a major priority. The Chamber Board will vote on this agenda and once approved Mrs. Mason will provide CCID Board members with a copy.

Upcoming events:

- Friday, September 7, Advancing Technologies Transportation Luncheon
- Wednesday, September 12, "New Leaders in Cobb"

The Chamber is in the early stages of its building remodeling efforts to determine next steps.

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OTHER BUSINESS

The next regular board meeting is scheduled for September 27, 2018 at 7:30 a.m. at the Cobb Chamber of Commerce, Pilcher Board Room. There being no further business, the meeting was adjourned at 8:45 a.m.

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

\_\_\_\_\_, 2018

\_\_\_\_\_ Secretary