

MEETING MINUTES
CUMBERLAND COMMUNITY IMPROVEMENT DISTRICT
Thursday, September 27, 2018

MEMBERS PRESENT

John Shern
Connie Engel
Mike Plant
Barry Teague
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
Nelson Geter
Mike Winters

COBB COUNTY

Karyn Matthews

JACOBS

Vinay Uchil
Marcy Newman

OTHERS PRESENT

Patti Rice, Powers Ferry Corridor Alliance
Steve Barnhouse, Sheraton & Akers Mill Olshan Prop
Dustin O'Quinn, HNTB
Keith Franklin, Freese & Nichols
Chuck Deeb, T.Y. Lin International
William Herbig, Kimley-Horn
Heidi Dasinger, Marietta Power & Water
Bruce Bowers, Bent Oak
Tim Matthews, GDOT
Chris McCoy, Cumberland Mall
Vance Smith, Pond & Co
Ron Sifen
Jon Gargis, MDJ

The September meeting of the Cumberland Community Improvement District Board was called to order at 7:32 a.m. on Thursday, September 27, 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. Teague made a motion to approve the August 30, 2018 Regular Session Minutes of the CID Board. Mr. Zimmerman 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 August 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. Cash Flow Projections (Discussion): Mike Winters, CCID Controller, presented the current cash flow projections. Last month's cash flow projection for September 30, 2019 was going to be approximately \$230K, but this month it has been reduced to just over \$20K due to an adjustment on the tax revenue. The low period for cash will be September 30 before receiving tax revenues in October. In 2019 on September 30, the CCID is still projecting a positive balance with the new adjustment.

Acting Chairman Shern presented Kyethea Clark with her service anniversary certificate for three years of service to the CCID.

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Mr. Shern stated it has come to the CCID's attention that a property owners in the district has disputed the taxes it has paid to the County on behalf of the CCID. It appears in the settlement of that issue, that there will be a refund given to that taxpayer and those taxpayers similarly affected in the total amount of about \$440K. The CCID has not entertained a conversation yet on how the reimbursement gets back to the County from the CCID. The CCID takes no position at all with regard to who is supposed to pay or when they are supposed to pay it. The CCID only sets the millage rate that should come to the CCID and the rest is left to the County to administer. The amount has already been included in the cash flow projections. Executive Director Tad Leithead stated the reconsideration of taxes which has to deal with residential property and deciding when it goes on the tax roll goes back three years. There seems to be some symmetry associated with the CCID paying it over three years which would be approximately \$150K per year. Mr. Leithead and Mr. Winters will be meeting with the County to discuss. Mr. Leithead will report back to the Board next month. Lynn Rainey, Legal Counsel, discussed the exemption of residential use properties. The County will refund the affected property owners and the CCID will pay the County.

EXECUTIVE DIRECTOR'S UPDATES

1. National Park Service Contract: Mr. Leithead stated the CCID has made great progress with the National Park Service on putting together a contract that would allow the CCID to maintain landscaping at the Paces Mill Unit, but with one wrinkle. The NPS would like the CCID to maintain the landscaping except for the islands in the parking lot and entrances which the CCID would like to maintain. CCID is still in discussions with NPS and more information will be provided at the next meeting.

Ms. Clark presented the Paces Mill revised concept that will be presented in Washington, D.C. Once the NPS gets approval from the Development Advisory Board (DAB), 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.

Ms. Clark reported on the Paces Mill concept. It was determined the NPS would like more detailed information and for the CCID to start schematics. The CCID will look at submitting information to the NPS and DAB in July of 2019. To prepare for the DAB, information must be submitted two months ahead of time.

2. Update on Akers Mill Ramp/TIFFIA: Mr. Leithead and Ms. Clark met with Chris Tomlinson, Executive Director at GRTA and SRTA to see if the CCID would be eligible to participate in the TIFFIA loan. The remaining funding needed for Akers Mill Ramp is \$5.9M. Mr. Tomlinson said that they were already working on putting some projects into the existing list to take advantage of the \$35M. A positive response was received and it may be helpful to them to include this project into the loan. More to come.

The BUILD grant will now be announced on December 18.

A meeting with U.S. Transportation Secretary Elaine Chao is still trying to be set.

Atlanta Regional Commission (ARC) is making another call for projects in the first quarter of 2019. Ms. Clark has met with ARC to discuss projects.

3. Stantec Cobb Chamber Chairman's Club Luncheon: Mr. Leithead gave an update on the Cobb Chamber Chairman's Club luncheon that was held earlier in the month where Stantec came and gave a presentation on autonomous vehicles. It created a lot of interest.
4. Synovus Line of Credit Extension: Mr. Leithead stated the CCID has renegotiated with Synovus to extend its line of credit. It is a 3 year, \$5M line of credit with a \$5,000 administrative fee and the rate is LIBOR plus 200 basis points. Mr. Zimmerman made a motion to approve a \$5M line of credit for three years with Synovus along with a \$5,000 administrative fee with Acting Chairman John Shern and Treasurer Barry Teague as the authorized signatories. Ms. Engel seconded the motion which was unanimously approved.
5. MMIP Presentation & Resolution: Tim Matthews, P.E. GDOT presented the MMIP Access Point Alignment on Westside Express Lanes (I-285) project locations and schedule. There will be some access points on the I-285 Westside Express Lanes (I-75 to I-20) as well as direct access ramps. A General Engineering Consultant has been selected and along with some early ROW acquisition. The project is planning to open in 2026. Mr. Matthews shared the proposed access points (Cumberland Blvd, Mt. Wilkerson Blvd, and Cumberland Pkwy). These lanes are both directions at all times. A Peach Pass is required to drive in these lanes. GDOT will be doing a thorough analysis and will go into understanding what demand and what traffic looks at a particular access point both on and off the Express Lanes system. Mr. Shern stated part of the CCID's charge is to make sure that it works universally.

Access Points:

Cumberland Blvd:

- Access point will cost approximately \$15M
- Provides access at a higher demand volume location
- Provides northbound access onto express lanes and southbound off express lanes

Mt. Wilkinson Parkway:

- Provides southbound onto express lanes and northbound access of express lanes
- Provides access in a high demand volume location

Cumberland Parkway:

- Access point will cost approximately \$15M
- Provides access at a higher demand volume location
- Provides full access on express lanes both north and south

None of the access points are final until the Federal NEPA process is complete. This is a baseline and GDOT is looking for the support of the CCID. GDOT will be keeping all stakeholders up to date on the project.

Mr. Leithead stated the County Commission passed a resolution approving the stated access points. These access points are identical to what the CCID is recommending. Changes can be made until 2020 if needed. Jacobs has written an opinion letter that the CCID should support this resolution.

Mr. Plant made a motion to approve a letter of support to GDOT for the proposed access points for the Express Lanes project. Ms. Engel seconded the motion which was unanimously approved.

Mr. Leithead reported Georgia Tech, at the request of the Cobb Chamber, did an in depth fiscal impact analysis of the Battery on the area of influence. In this week's Atlanta Business Chronicle, there is a deep exploration of the analysis. The numbers are very conservative and positive. Board member Plant stated there is a huge difference between an economic impact report and a fiscal impact report. The growth is going to continue.

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Operations

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

Zagster Bikeshare Update: Ms. Clark thanked the Atlanta Braves for approving their contract with Zagster. This will be the third bike share station and should be launched by November. Those stations are at the CCID's expense (\$9K a piece). Ms. Clark is working with GDOT on three other stations and Cobb County on public ROW. The CCID was awarded a \$50K grant from ARC for the bikeshare study and Board member Plant stated the Braves built a shelter for the bikes.

Zagster now has a hold harmless agreement. There is a new Zagster team with new legal counsel. This is a game changer for the CCID. Board member Engel and Board member Teague asked for Zagster to reach out to them to discuss.

Bike stats:

- 396 members signed up in September
- 458 trips for September
- 16 average trips daily
- 101 weekly trips
- 64% bikes rented and 32% repeat riders

Mr. Leithead stated he and Ms. Clark continue to work with Kimley-Horn on a project-list with pricing. Mr. Herbig will present at next month's Board meeting.

COBB COUNTY ISSUES & UPDATES

Karen Matthews gave updates on a project in Vinings, Windy-Hill at Hwy 41 and the County is soliciting firms to update the County's Comprehensive Plan.

OTHER BUSINESS

The Caucus of Electors will take place at 8 am on October 25.

The next regular board meeting is scheduled for October 25, 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 8:38 a.m.

Approved by the Board this _____ day of

_____, 2018

Secretary