



# GENERAL MEETING

## March 28, 2017

### I. Meeting Call To Order

### II. Introductions

Jennifer Freeman, Michael Davis, Octavia Vogel, Michelle Marcus-Rushing, Johanna McCrehan, Chris Koch, Whitney Fuller, Robert Reed, Arthur Lee, Zack Gober, Lucy Bigham, Abe Schear, Theron Jones, Sharita Beamon, Saskia Benjamin (*15 Members Present - 11+ was a Quorum*)

Beth McMillan and Nathan Soldat in Attendance

Approval of Agenda (Vote - Unanimous)

### III. Approval of Minutes from last meeting (VOTE)

A. *Minutes from January Meeting*

### IV. ABI Team Introductions

Fred Yalouris, Nina Hickson, Marshall Norwood, James Alexander, Ericka Brown Davis

### V. ABI FY 2018 Proposed Budget Presentation and Q & A

A. Marshall Norwood, ABI CFO - ***Deferred until next meeting***

### VI. Executive Subcommittee Report

. TADAC & Subcommittee Minutes/Reports in writing

A. Subcommittee Membership - *Two sub-committees as of recently, all TADAC members required to join either of the two*

B. Subcommittee Descriptions - *Finance & Development.*

1. *Chris Koch is Chair of Finance Sub-Committee*

2. *Arthur Lee is Chair of Development Sub-Committee*

D. Upcoming Dates

1. *ABI Quarterly Briefing March 30*

*Affordable Housing Panel held 3/30 at 6pm*

2. *Technology Training April 3*

*Sessions from 4:30-5:30 & 5:30-6:30. Bring technology devices.*

3. *Financial Disclosure April 3*

Required for all who held a position in 2016

4. TADAC/BAHAB Report Out April 4
5. TADAC Subcommittees April 5

#### **IV. Restructuring Task Force Report**

Whitney Fuller and committee passed a plan on to ABI, which is currently under review with the legal department.

#### **VIII. Finance Subcommittee Report**

- A. Goals - April 25th is day the FY 2018 Budget for ABI will be presented
  1. Identify a member from this committee to attend and listen in to [BAHAB](#) meetings.  
It was determined to rotate attendees from TADAC

MOTION (Robert Reed): Entire TADAC body responsible for recruitment of qualified, motivated additions as Nathan coordinates sponsorship groups.

SECOND (Zack Gober)

MOTION CARRIED UNANIMOUSLY - As voted on by:

*Jennifer Freeman, Michael Davis, Octavia Vogel, Michelle Marcus-Rushing, Johanna McCrehan, Chris Koch, Whitney Fuller, Robert Reed, Arthur Lee, Zack Gober, Lucy Bigham, Abe Shear, Theron Jones, Sharita Beamon*

- B. Meetings & Operations

#### **II. Development Subcommittee Report**

- B. Goals
  1. Identify a member from this committee to attend and listen in to [BAHAB](#) meetings  
It was determined to rotate attendees from TADAC
- B. Meetings & Operations

#### **II. TADAC Goals for 2017**

- B. Recruitment should be a Full Body goal
  1. How should we approach recruiting and coordination with appointing bodies
  2. A motion was made that the Recruitment Efforts be moved into a Full Body goal - Unanimous
  3. TADAC conducting an Independent Review of ABI Work Plans

a. The Development Committee will add this item on its next agenda to consider if a budget request is needed to support this review or if the committees can do some of this work

4. A motion was made and seconded,  
12 Yeas: *Michael Davis, Octavia Vogel, Michelle Marcus-Rushing, Johanna McCrehan, Chris Koch, Robert Reed, Arthur Lee, Zack Gober, Lucy Bigham, Abe Shear, Theron Jones, Sharita Beamon;*  
2 abstentions: *Jennifer Freeman and Whitney Fuller*  
0 Nays

## **XI. Design Review Committee Report**

In the months of February and March, the DRC saw a total of 7 cases (5 February, 2 March).

February:

- Subarea Master Plan 8 (Northwest): *installation of a security gate at the main ingress/egress of an existing building. (Zoned I-2)*
- Subarea Master Plan 1 (Southwest): *build-out of a 22,300 sf space in an existing warehouse/retail building for a drinking establishment and production facility. This site is listed as a historic warehouse that should be targeted for adaptive reuse, which is part of the proposal. (Zoned I-1)*
- Subarea Master Plan 5 (Northeast): *Previously review under a different SAP in 2015 – project now involves the construction of ~240 residential apartment units in a 6-story structure, with approx. 9,000 sf of ground level retail. (Zoned MRC-3-C) There are concerns around a new curb cut on North Avenue.*
- Subarea Master Plan 6 (Northeast): *Demolition of an existing multi-family development which will be replaced with new construction consisting of 98 dwelling units, parking structure and common area. (retaining 1-, 2-, and 3-bedroom units) (Zoned MR-3A-C).*
- Subarea Master Plan 4 (Southeast): *New mixed-use development of up to 320 multi-family units with 30,000 sf of ground floor commercial on a 3.857 acre tract. 5% slated to be affordable, with 1-, 2-sm, 2-, and 3-bedroom units). (Currently zoned C-2-C, with a pending rezoning to MRC-3-C)*

The development along Memorial Drive (320 units) is the only project that plans on utilizing the affordable housing incentives.

March:

- Subarea Master Plan 4 (Southeast): *Construction of a new 16,959 sf office building. (Zoned PDMU – Glenwood Park)*
- Subarea Master Plan 4 (Southeast): *Construction of 14 studio units on a 2-story mixed-use building and eleven 3-story townhomes. Applicant to return in April. (Zoned Mr-3)*

On March 20, the council voted to support a moratorium on the acceptance of SAPs for new construction of self-storage facilities within the BeltLine overlay for 150 days.

Link to Council Minutes:

<https://atlantacityga.igm2.com/Citizens/FileOpen.aspx?Type=15&ID=1896&Inline=TRUE>

17-O-1126 (19) - AN ORDINANCE BY COUNCILMEMBER JOYCE M. SHEPERD PLACING A MORATORIUM ON THE ACCEPTANCE OF ANY SPECIAL ADMINISTRATIVE PERMIT OR BUILDING PERMIT APPLICATION FOR NEW CONSTRUCTION OF SELF-STORAGE FACILITIES, SECURED STORAGE FACILITIES OR MIXED USE STORAGE FACILITIES WITHIN THE BELTLINE ZONING OVERLAY DISTRICT BOUNDARIES FOR A PERIOD NOT TO EXCEED ONE HUNDRED FIFTY (150) DAYS; AND FOR OTHER PURPOSES ADOPTED BY A ROLL CALL VOTE OF 13 YEAS; 0 NAYS

**XII. ABI Monthly Report**

3 major ramps currently under construction

Eastside Trail Construction - Trees planted with lighting installation soon

Signage package complete on Eastside Trail

Southside Trail Design: April 24 Community Meeting

Reynoldstown Drawings: Nearly complete, April 24 meeting to discuss

Ralph D Abernathy Discussion to be held April 17, with a flyer coming

Westside Trail under construction

**XIII. New Business**

Meeting at Atlanta Tech College - Quarterly Briefing

Environmental Assessments being completed for Streetcar

**XIV. Adjourn**