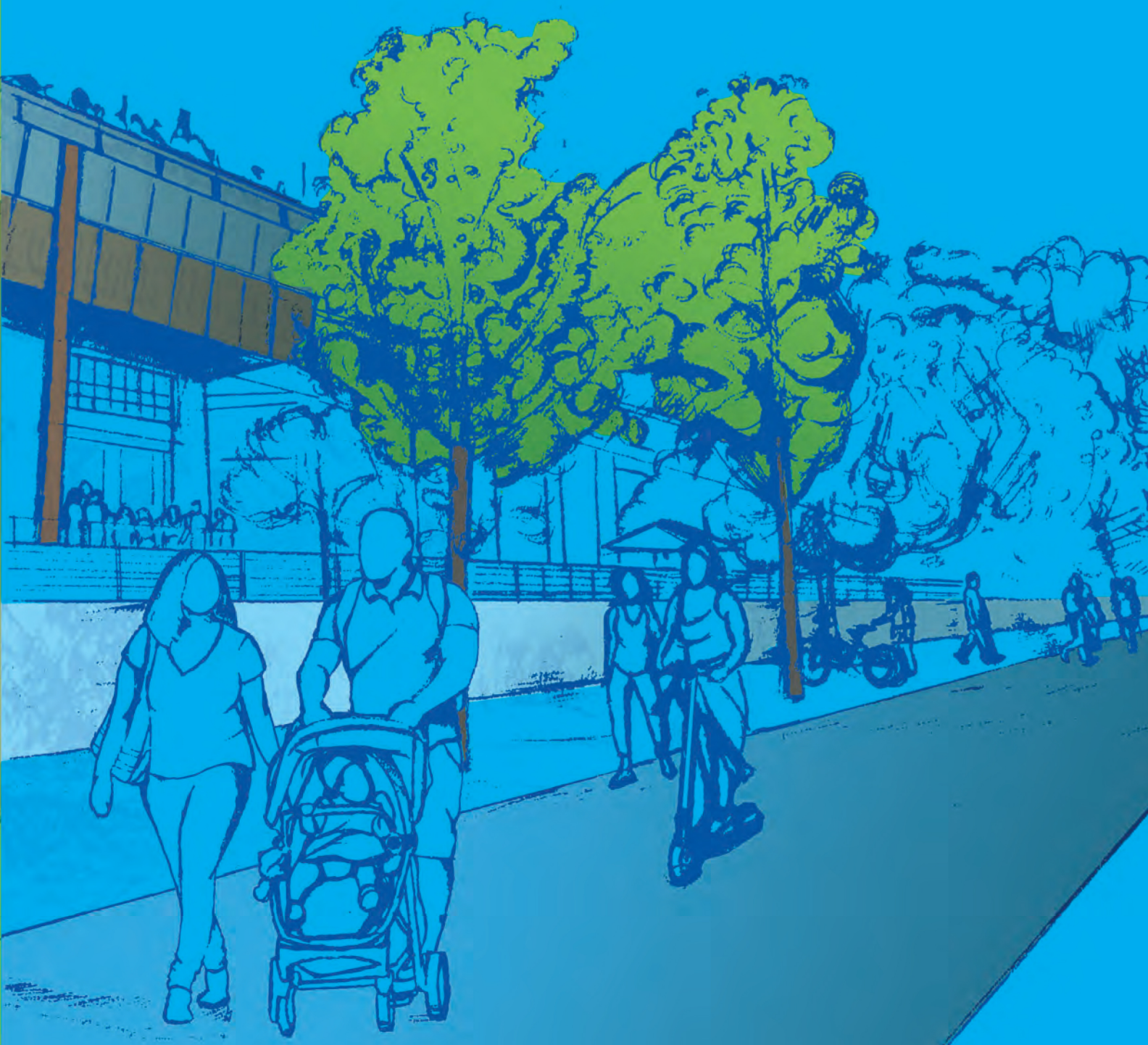


ANNUAL
REPORT
2018



Atlanta
BeltLine®

STRENGTHENING FOUNDATIONS *with Our Core Values*





MAP LEGEND

- Planned Trail
- Completed Trail
- Interim Trail
- Downtown Streetcar Connection
- MARTA
- Existing or Proposed Greenspace



Cover Artwork:
An artistic rendering of the
Atlanta BeltLine's Eastside Trail.
Courtesy: Brandshake Creative.

This Page:
An illustrative map of the entire
22-mile Atlanta BeltLine corridor.
Courtesy: Brandshake Creative.

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A Commitment to Progress: **OUR CORE VALUES**

The Atlanta BeltLine is transforming the city of Atlanta and has the potential to break down barriers and connect people, communities, and cultures that have been intentionally segregated for generations. It is a project designed to secure the long-term future growth of Atlanta, and we continue to explore avenues that will empower the community, ultimately making the Atlanta BeltLine a better project more suited to the needs of every Atlantan. Worldwide, the Atlanta BeltLine is looked at as a project that is cutting-edge in infrastructure quality, sustainability practices, and innovative solutions—and we are not even close to finished yet!

Photos Opposite Page:

*Equity, Innovation, Commitment,
and Respect Photos by: The Sintoses*

Partnership Photo by: John Becker



EQUITY

Realize benefits accessible to all

As the birthplace of the Civil Rights movement, Atlanta has a rich history of community, organizations, and government coming together to remove barriers and build paths of opportunity. Our hope is to implement the Atlanta BeltLine in a way that ensures all Atlantans have the chance to participate in and prosper from its economic growth for generations to come.



PARTNERSHIP

Engage and collaborate with integrity

Our government partners, private sponsors, and individual stakeholders that live and work in the communities touched by the Atlanta BeltLine are essential to the most transformative project in Atlanta's history. From grassroots engagement to corporate giving, our partners work to fund and build the project, secure land acquisitions, assist with housing, support programming, and so much more.



INNOVATION

Lead with creative solutions

Atlanta BeltLine, Inc.'s work requires it to be a nimble and creative organization. From finding new sources of funding to engineering new solutions to navigate some of the City's oldest obstacles, we must constantly innovate, which challenges each team member to think on their feet while navigating complexities.



COMMITMENT

Be accountable for quality in delivery and service

Multi-use trails and greenspace deliver recreational health to the city, and economic development initiatives bring jobs to the city by the thousands. These projects remain a priority for ABI. Mixed-use developments build the density required for proposed transit funding, job-training partnerships are creating a workforce equipped for growth, and affordable housing initiatives will ensure that Atlantans in every income bracket can benefit from these new opportunities.



RESPECT

Create trust and transparency with community and each other

In 2018, Atlanta BeltLine, Inc. expanded its outreach, conducting more meetings and finding new ways to build trust with the community. Operating with transparency means constant communication with the public and our stakeholders – whether the news is good or bad. Just as we share our successes and celebrations with you, ABI is committed to being transparent when we fall short of our goals. We welcome your continued engagement in the project.





Setting the Course FOR ONE ATLANTA



CITY OF ATLANTA

55 TRINITY AVE, S.W.
ATLANTA, GEORGIA 30303-0300

TEL (404) 330-6100

KEISHA LANCE BOTTOMS
MAYOR



Mayor Keisha Lance Bottoms

Greetings:

During my first year in office, the Atlanta BeltLine was an essential partner with our Administration as we continued to build upon our vision of One Atlanta—a safer, more equitable and better-connected city for everyone.

Together, we committed millions of dollars for affordable housing, breaking ground on Adair Court and completing Gateway Capitol View apartments, two new complexes that will enable our seniors and legacy residents on fixed incomes to remain in Atlanta, with easy access to the BeltLine and all it has to offer.

We improved mobility citywide with the purchase of the Southside Trail corridor. This 4.5-mile link is one of many milestones that will secure Atlanta's future as a transit-oriented city, a destination for business and recreation, and a booming economic hub for the entire Southeast.

Designed to bring people together, the BeltLine's trailways have promoted a sense of connectedness throughout our communities, added meaningful value to our neighborhoods, and enhanced the quality of life for our residents.

As the Atlanta BeltLine continues to expand, I look forward to working with its leadership to increase equity in our communities and achieve our goal of maximizing opportunity for all our residents.

Sincerely,

Keisha Lance Bottoms
Mayor, City of Atlanta



New Leadership for Our NEXT EXCITING STEPS



As projects like the Atlanta BeltLine grow and evolve, they naturally get more complex. One of the reasons that the Board of Directors so carefully chose Clyde Higgs to be the next Chief Executive Officer of Atlanta BeltLine, Inc. is that organizational leadership is so critical to the success of the project, and Clyde brings the experience, expertise and continuity required to advance the original mission of this project.

Clyde Higgs stepped up to fill the role of President and CEO along with his duties as Chief Operating Officer, making a seamless transition for the organization. His determination and forward-thinking vision provided the leadership necessary to move the organization to where it stands today, building on past successes with new wins. We were pleased and confident to announce him as the next President and CEO, and we look forward to the value he will bring to this role.

Moving forward, the Board will continue to hold Clyde and the ABI team to the high standard of excellence they have set for themselves. Affordability, progress on transit, and economic development are all high on the list of priority items that we will be watching in 2019 and beyond.

As always, thank you for your continued support of the Atlanta BeltLine. We hope that you will stay engaged as we continue to move this monumental project forward.

Sincerely,

John W. Somerhalder, II
Board of Directors Chair
Atlanta BeltLine, Inc.



John W. Somerhalder, II

A Year of Progress and TRANSFORMATION



The year 2018 will go down as an incredibly transformative year for the Atlanta BeltLine. Changes once again have pivoted policy at every level of city, state, and U.S. government. Like the tide, shifts in our movements are predicated by the temperature around us and the climate in which we exist. Atlanta BeltLine, Inc., (ABI) has weathered the movements as an organization, sometimes stretched thin but ever flexible and never cracking. Our team has been pulled in many directions and still managed to notch another banner year for the project. Of course, none of this is possible alone, and we have our partners and supporters to thank for helping us reach the end of another year.

In this annual report, you'll see the incredible ways in which we came together to find victories both big and small for our city's future. With the help of Mayor Bottoms and T-SPLOST funds, we purchased the 4-mile Southside corridor to connect the Eastside and Westside Trails. We also picked up the "Kudzu Line" on the west side, ensuring future connectivity for key neighborhoods in this area. The 20-acre Murphy's Crossing parcel was completed with the acquisition of the Georgia Archives site, allowing us to release a request for proposals for development of this prime economic node. ABI worked with MARTA to develop a project priority list for an historic transit expansion thanks to Atlanta's voters,

and much of that expansion benefits the BeltLine directly. Just a few of our other accomplishments include advancing the completion of the Eastside Trail's second extension, developing an affordable housing implementation strategy, and greatly expanding the reach of *Art on the Atlanta BeltLine*.

As we look forward, we'll continue the momentum we created in 2018. ABI's role in bringing you the Atlanta BeltLine is creating more value for BeltLine communities, and leveraging your grassroots support to build infrastructure for the future of the city. The Atlanta BeltLine has the potential to be a driving force for economic opportunity and equity citywide. The project can only be a success if its impacts benefit the most vulnerable areas of our city as much as the most prosperous. I am extremely excited to be ABI's new CEO, and fully embrace continued collaboration with our partners, supporters, and the community. Together, we will shape the project's future.

Sincerely,

Clyde Higgs
President and CEO
Atlanta BeltLine, Inc.



President & CEO Clyde Higgs



Guidance for taking THE VISION FORWARD

OUR BOARD OF DIRECTORS

The involvement and cooperation of leaders from across the City is vital to the implementation of the Atlanta BeltLine, and the guidance and commitment from our Board of Directors is especially crucial to its continued success.



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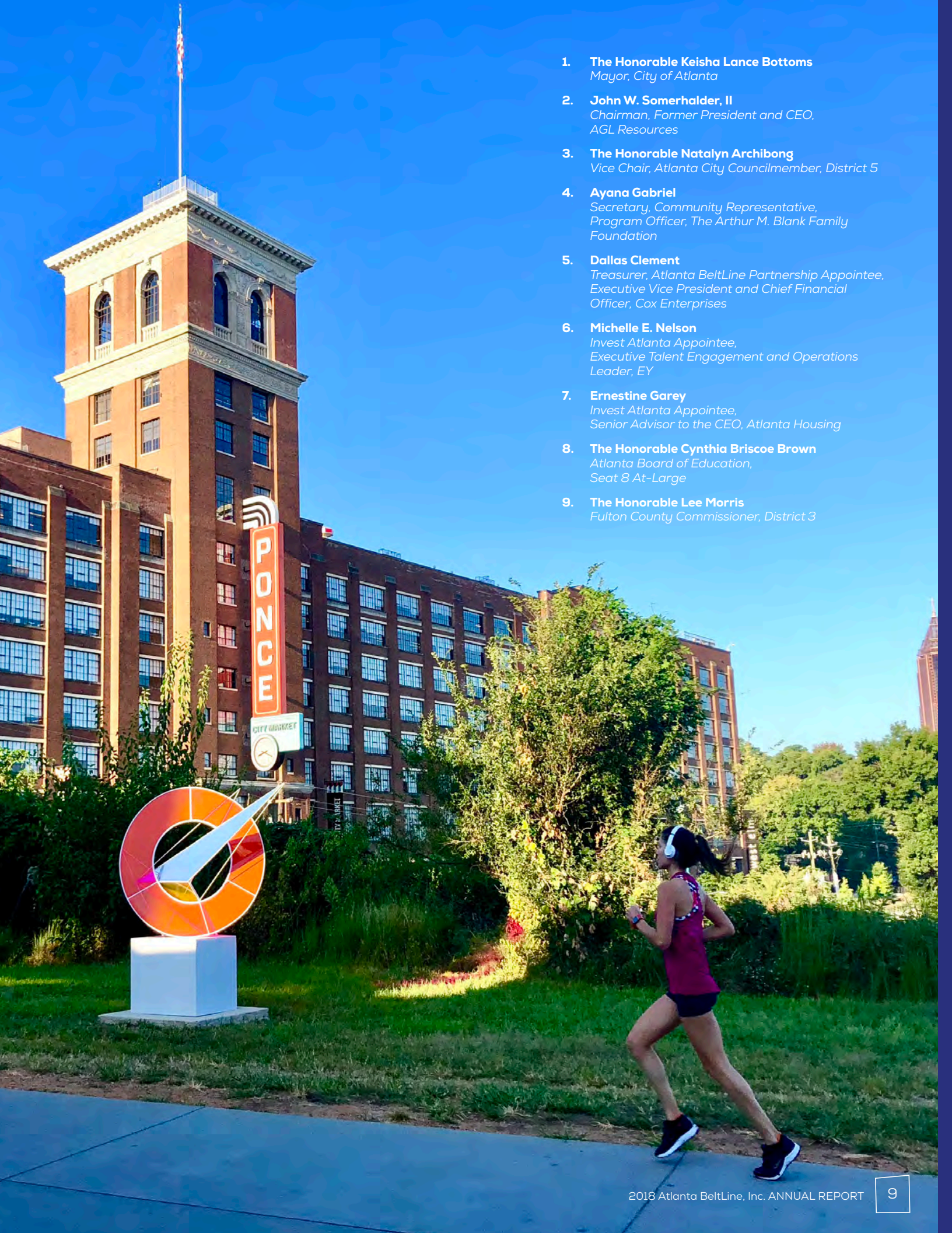
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5



1. **The Honorable Keisha Lance Bottoms**
Mayor, City of Atlanta
2. **John W. Somerhalder, II**
Chairman, Former President and CEO, AGL Resources
3. **The Honorable Natalyn Archibong**
Vice Chair, Atlanta City Councilmember, District 5
4. **Ayana Gabriel**
Secretary, Community Representative, Program Officer, The Arthur M. Blank Family Foundation
5. **Dallas Clement**
Treasurer, Atlanta BeltLine Partnership Appointee, Executive Vice President and Chief Financial Officer, Cox Enterprises
6. **Michelle E. Nelson**
Invest Atlanta Appointee, Executive Talent Engagement and Operations Leader, EY
7. **Ernestine Garey**
Invest Atlanta Appointee, Senior Advisor to the CEO, Atlanta Housing
8. **The Honorable Cynthia Briscoe Brown**
Atlanta Board of Education, Seat 8 At-Large
9. **The Honorable Lee Morris**
Fulton County Commissioner, District 3



OUR STAFF

1	CLYDE A. HIGGS <i>President & Chief Executive Officer</i>	16	JUNIOR KNOX <i>Communications & Media Relations Coordinator</i>	32	SUBRENA CLARK, MBA, CPPB <i>Procurement Manager</i>
2	VACANT <i>Vice President & Chief Operating Officer</i>	17	LYNNETTE REID <i>Senior Community Planner</i>	33	VICKI CIMKENTLI <i>Executive Assistant to the CEO</i>
3	VACANT <i>Vice President & General Counsel</i>	18	NATHAN SOLDAT, AICP <i>Community Engagement Manager</i>	34	CECILIA LEAL <i>Housing Policy & Development Manager</i>
4	MARSHALL NORWOOD, CPA <i>Vice President & Chief Financial Officer</i>	19	WHITNEY FULLER <i>Community Engagement Manager</i>	35	YASHICA BECKTON <i>Project Coordinator</i>
5	NONET SYKES <i>Chief Equity & Inclusion Officer</i>	20	KATHRINE MORRIS <i>Community Engagement Advocate</i>	36	DAVE PIERCE <i>Senior Real Estate Manager</i>
6	TWANNA HARRIS <i>Vice President Brand, Content, & Strategic Initiatives</i>	21	WILL TUCKER <i>Community Engagement Coordinator</i>	37	SCHRODER VOYLES <i>Real Estate Project Manager</i>
7	JILL JOHNSON <i>Government Affairs Director</i>	22	MIRANDA KYLE <i>Arts & Culture Program Manager</i>	38	MONICA COLLINS, MBA <i>Real Estate Coordinator</i>
8	BETH MCMILLAN <i>Planning, Engagement, & Art Director</i>	23	CHRIS LANGLEY <i>Arts & Culture Program Coordinator</i>	39	KARA COOPER <i>Economic Development Project Manager</i>
9	DWAYNE VAUGHN <i>Vice President Housing Policy & Development</i>	24	VALERIE STRICKLAND, CPA <i>Controller</i>	40	VACANT <i>Civil Engineer</i>
10	STACY PATTON <i>Real Estate & Asset Management Director</i>	25	ROBBIE ROSS, CMA <i>Accounting Manager</i>	41	JORI O'HANLEY <i>GIS & IT Manager</i>
11	JERALD MITCHELL, MBA <i>Economic Development Director</i>	26	LORI ROMAN <i>Staff Accountant</i>	42	HEATHER HUSSEY-COKER <i>Special Projects Manager</i>
12	CATHERINE M. OWENS, PE, LEED AP <i>Interim Program Management Director</i>	27	MICHELLE L. THOMAS, ESQ <i>Assistant General Counsel</i>	43	SHAUN GREEN, PE <i>Senior Transportation Engineer</i>
13	HENRY IKWUT-UKWA, PHD, PE <i>Transportation Director</i>	28	JANELLA BARNER <i>Senior Paralegal</i>	44	VACANT <i>Senior Transit Project Manager</i>
14	LENA CARSTENS, CGMS, GPC <i>Development Officer for Public Grants</i>	29	KHRISTIE POWER <i>Human Resources Manager</i>	45	KEVIN W. BURKE, PLA, ASLA <i>Principal Landscape Architect</i>
15	JENNY ODOM <i>Communications & Media Relations Manager</i>	30	RHONDA FORGE <i>Front Desk Office Coordinator</i>	46	MEGHAN INJAYCHOCK <i>Landscape Architect</i>
		31	KIM C. NICHOLSON, CPPB <i>Procurement Officer</i>		



An Equitable BeltLine ACCESS FOR ALL

The Atlanta BeltLine's equity and inclusion vision is for all Atlantans—both legacy and new residents regardless of age, race, ethnicity, ability, or income—to participate and prosper from the economic growth and activity associated with the Atlanta BeltLine. To that end, ABL has hired its first Chief Equity and Inclusion Officer (CEIO), Nonet Sykes. As CEIO, Nonet's role is to help ABL remain clear-eyed about its vision of the Atlanta BeltLine being a catalyst for an equitable, inclusive, and sustainable Atlanta. Nonet provides cooperative leadership, management, and strategic planning to ensure equity and inclusion for all efforts related to the Atlanta BeltLine. The new CEIO position is heavily involved in formulating policies and approaches that address health and sustainability in communities, innovation in community outreach and communication, displacement mitigation, and housing affordability.

The efforts employed by ABL will increase our focus to ensure equity and inclusion in Atlanta BeltLine neighborhoods. As an organization, we have identified metrics to track and measure our progress toward achieving our equity vision. Internally, the Government Alliance on Race and Equity (GARE), a

national network of government working to achieve racial equity and advance opportunities for all, was brought in to facilitate an all-staff training in the winter of 2018, setting the stage for work that will continue in Atlanta BeltLine operations and projects. Using racial equity tools, ABL aims to build internal skills and capacity for advancing policies and institutional practices that disrupt inequities, including community engagement strategies and effectively communicating about race.

Earlier in 2018, the Atlanta BeltLine's second Quarterly Briefing (QB) of 2018 drew a crowd of more than 300 people to Friendship Baptist Church for a moderated panel discussion about equity.

Atlanta Mayor Keisha Lance Bottoms delivered remarks to open the panel and was featured in the discussion. The conversation was moderated by Rohit Malhotra, Executive Director of the Center for Civic Innovation, who led the panel into a frank and honest discussion about equity. Our panel did not shy away from topics like affordability and income inequality, and some of the thoughts to come out of the evening included how good city planning can actually improve income mobility and what it means to engage the community on a deep level.



^ Pictured Above: A packed house for the Atlanta BeltLine's first panel on equity and inclusion, featuring Mayor Keisha Lance Bottoms, at the June 2018 Quarterly Briefing. Photo: The Sintoses

< Pictured Opposite: A family enjoys the sunshine at the Westside Trail's grand opening in 2017. Photo: The Sintoses



Continuing AN OPEN DIALOGUE

COMMUNITY SURVEY

In 2018, Atlanta BeltLine, Inc. (ABI) released key findings from a comprehensive community study which is designed to better understand how the public perceives the Atlanta BeltLine project. More than 6,000 surveys were completed to gauge the community's expectations for the project, obtain suggested improvements, and more. The purpose of this milestone survey was to understand the community's perceptions of the project, its overall success, and to identify key opportunities for improvement. Armed with this data, Atlanta BeltLine, Inc. will address the community's concerns while building on proven successes of the project.

Key findings of the survey showed that overall satisfaction with the BeltLine is strong, with the perceived strengths being the quality of trails, parks, and greenspaces, public art, and the BeltLine's contribution to economic development. 80% of survey respondents are satisfied with the project overall, and 70% feel that the Atlanta BeltLine has improved their neighborhood both economically and socially. More than 60% of respondents indicate that the BeltLine builds community, is good for health, fitness, and economic activity, and is a good place to visit.

Primary opportunities for strengthening ABI's work emerged in the areas of trail development, housing, and transit, with the speed of the completion of the development project identified as a top priority. The availability of affordable housing is the second greatest priority, as future displacement of low income residents was listed as a concern. Speed of construction of the Atlanta BeltLine transit system ranked as the third highest priority, as more than 80% of respondents indicated they would use the transit once completed.

The outreach was conducted using third-party firm InfoSurv. Surveys were sourced randomly online and via phone, with the majority responding

via the Atlanta BeltLine newsletter. Social media and phone and paper surveys were also used to ensure all Atlanta BeltLine constituents could participate.

PLANNING AND ENGAGEMENT

Part of the growth of Atlanta BeltLine, Inc. has involved some organizational restructuring, new leadership positions, and expanded departmental resources. As mentioned on page 13 of this report, Nonet Sykes was hired as ABI's first Chief Equity and Inclusion Officer. Her role will now oversee the Community Planning and Engagement department, which has also absorbed the Arts and Culture department. For more information about the public art program, see page 33.

Ongoing community engagement is a core component of Atlanta BeltLine operations. In 2018, 41 public meetings were held with more than 1,800 participants. Our community engagement team also had a presence at 60 other engagements, including pop-ups, coffees with the CEO, neighborhood associations and business associations, as well as multiple tours.

A significant portion of the community engagement in 2018 was focused on Master Plan updates. In 2007, the master planning process began with the goal of creating a suitable framework to support future population growth and transit ridership. Ten distinct subareas were formed, encompassing a half-mile on either side of the Atlanta BeltLine corridor. For each subarea, ABI and the City's Planning Department developed master plans that address land use, transportation, and parks. During the period in which the plans were formulated, neighborhoods were engaged in public meetings, with residents providing detailed feedback on the plans.

Now, more than 10 years later, we recognize that the wants and needs of the people living in each subarea may have changed over time.

This is why we are re-engaging each community to update the master plans based on current conditions and community input. ABI's community planning and engagement team held meetings to update the Subareas 2, 3, 9, and 10 Master Plans in 2018.

BRAND AND COMMUNICATIONS

The renewed vision for the Brand and Communications team is one that is laser-focused on championing the concerted efforts of the Atlanta BeltLine project to embrace two core tenets: connectivity and movement. The team works diligently to keep the public informed via local and national media outlets, using traditional, social, and digital channels for branded storytelling. The team also leads in the creation of more awareness and stronger engagement with the various branded programmatic elements, such as *Art on the Atlanta BeltLine*. 2018 was focused on strategically assessing the value and significance of the ABI brand, a process that laid the foundation for a revamped website designed to deliver a more seamless user experience. This platform allows for

more compelling visual and video content, more interactivity with our maps and other resources, and many more opportunities to connect this project with national and global media outlets, such as *Delta Sky Magazine*, the *Financial Times*, the *Wall Street Journal*, and the *Guardian UK*, among many others.



84,341
FACEBOOK FANS



389,317
TWITTER FOLLOWERS



96,834
INSTAGRAM FOLLOWERS



780
BUSINESS MEETINGS TO DATE



355
PUBLIC MEETINGS TO DATE



13,763
ALL-TIME MEETING ATTENDEES



^ Pictured: Participants responded via social media and by paper and phone for the Atlanta BeltLine's community survey. The results can be found at: beltline.org/2018survey



Aligning Resources AND OPPORTUNITIES

Much of the funding for the Atlanta BeltLine projects and programs comes through federal, state, and local sources. In 2018, ABI received the only award granted by the National Endowment for the Humanities (NEH) this year in the Public Humanities Projects: Historic Places program (\$52,532). The NEH grant program supports the interpretation of historic sites, houses, neighborhoods, and regions, and the Atlanta BeltLine project incorporates planning for historic site interpretation of Atlanta's railroad corridor, including exhibitions, public programs, and trail signage. ABI submitted the request with partners at GSU History Department, Atlanta History Center, New Georgia Encyclopedia, and Georgia Humanities.

Art on the Atlanta BeltLine (AoAB) also received significant funding in 2018, with an Art Works grant of \$15,000 from the National Endowment for the Arts (NEA). The Art Works category is the NEA's

largest funding category and supports projects that focus on the creation of art that meets the highest standards of excellence, public engagement with diverse and excellent art, lifelong learning in the arts, and/or the strengthening of communities through the arts.

The City of Atlanta Mayor's Office of Cultural Affairs has sponsored AoAB since the program's inception, and supported the 2018 exhibition with a \$19,500 grant.

Fulton County also awarded a Contracts for Arts Services grant of \$20,000 to AoAB 2018. This is the third consecutive year that Fulton County has supported the program at that level, which is significant for the grant program. Georgia Council for the Arts (GCA) awarded \$7,000 to AoAB 2018. This award represents the maximum amount available through the GCA Project Grant program.



^ **Pictured Above:** On the Westside Trail, passersby observe public art, much of which is funded by grants and awards. Photo: The Sintoses

Pictured Opposite: On the right side of the photo of the Eastside Trail stands a monumental piece by Tim Frank, funded by a grant from the Schrager Family Foundation. Photo: The Sintoses >





Promoting Growth WITH PROSPERITY

Economic development is at the forefront of Atlanta BeltLine, Inc.'s strategy for equitable growth and opportunity in Atlanta. As of the end of 2018, \$4.6 billion in new private investment has led to 33,450 one-year construction jobs moving toward a construction jobs goal of 48,000. Full-time job growth is estimated to be just beyond the half-way mark on the way to our goal of 30,000 permanent full-time jobs by the year 2030.

In addition to the private investment encouraged by the Atlanta BeltLine development, ABI has an economic development team that focuses on business engagement and job-related product development that encourages economic inclusion. While the team engaged the business community 780 times during a 9-month period in 2018, our efforts are directed toward encouragement of growth in economically distressed commercial areas around the Atlanta BeltLine. An introduction to coding workforce development event was held in southwest Atlanta to help residents learn more about career opportunities in this sector. ABI also launched the business breakfast series to enhance communication with the business community. We also engaged the 15 formal business associations around the Atlanta BeltLine.

All of these interactions are intended to connect the business community with critical resources that may have positive impacts on their growth and job-creation. Organizations like Invest Atlanta, City of Atlanta Planning Department, WorkSource Atlanta, the Georgia Department of Economic Development, the Metro Atlanta Chamber of Commerce, and Georgia Power Company have continued to partner with us.

In 2018, several new businesses representing various industry sectors—like technology, healthcare, food & beverage, and light manufacturing—located or expanded around the Atlanta BeltLine. This is possible partly because of strategic support for the activation of old and new building product options in close proximity to the Atlanta BeltLine, like the University Avenue Civic Site, the Beacon, Ellsworth Office Lofts, Lee + White, the Dickey, the Willoughby, and others, including the soon-to-come redevelopment of Murphy Crossing.

In 2018, the economic development team hosted best practices and learning opportunities with groups like the International Economic Development Council's Annual Conference, Cemex Corporation leadership development, the High Line Network Convening, Georgia Department of Economic Development's International Office leaders from 12 countries, Urban Land Institute's Annual Awards Dinner on the Westside Trail, and international delegations from Southeast Asia, among others.

In 2018, a facade improvement program launched that targets economically distressed commercial corridors and businesses around the Atlanta BeltLine, with the help of local artists. This is just one example of innovative activity in economic development.



^ **Pictured Above:** The South Atlanta High School Band joined the Atlanta BeltLine for Westside Warmup, a community event in early 2019. Photo: John Becker



Prioritizing HOUSING ACCESS

The Atlanta BeltLine's role in creating and maintaining affordability is not a solo endeavor, and Atlanta BeltLine, Inc. (ABI) is focusing much attention on improving its own affordable housing program. In early 2018, ABI convened a blue-ribbon panel of affordable housing experts from the public, private, and non-profit sectors to help ABI refine its strategies to meet its affordable housing goals. This Affordable Housing Working Group released its Final Report, which serves as ABI's guide for creating and preserving affordable housing around the Atlanta BeltLine. You can read the full report at beltline.org/housing. To make a wider impact on affordability in the Atlanta BeltLine TAD and broader Planning Area, ABI will continue to rely on strong alliances with strategic partners.

More affordable housing is coming to the Atlanta BeltLine, allowing seniors, working families, and legacy residents to enjoy the vibrancy and connectivity of the Atlanta BeltLine. Facilitating quality affordable housing is one of the ways ABI ensures equity and allows all Atlantans to experience the health, social, economic, recreation, transit, and mobility aspects of the BeltLine corridor. In 2018, several hundred affordable units became occupied or commenced

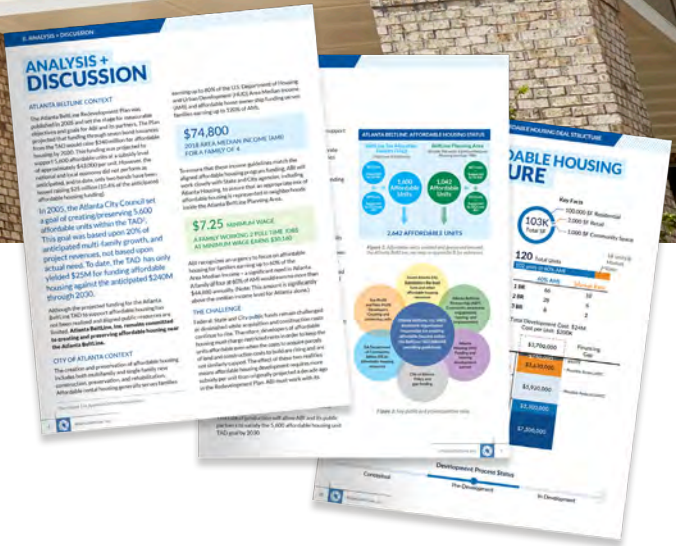
development. In July 2018, ABI and partners broke ground on Adair Court, a 91-unit mixed-income senior rental community developed by Woda Cooper Companies, Inc. and Parallel Housing, Inc. This \$15 million development is located at 806 Murphy Avenue, between the MARTA West End station, Adair Park, and the Atlanta BeltLine Westside Trail.

In September 2018, Prestwick Companies, another partner of ABI, celebrated a ribbon-cutting for Gateway Capitol View Senior Residences, a 162-unit, transit-oriented, affordable living community for people over 55. The development was made possible by a tax-exempt bond from Invest Atlanta and partnerships with Atlanta Housing and Georgia Department of Community Affairs.

In December 2018, co-developers Trammel Crow Residential and Atlanta Capital Products broke ground on a mixed-income, mixed-use apartment community at 8th Street & Howell Mill Road. This community is located in the Atlanta BeltLine Tax Allocation District (TAD) and near major job centers. When completed, 40 units in the new community will be available for rental by families in need of affordable housing.



Pictured: The Affordable Housing Working Group Final Report serves as a guide for creating and preserving affordable housing around the Atlanta BeltLine. >



These units contribute to the total of 1,642 affordable units created or preserved in the Atlanta Beltline's Tax Allocation District ("TAD"). In 2006, the Atlanta City Council set a goal of creating or preserving 5,600 affordable units in the TAD by 2030, using the expected financial resources coming from the TAD. In addition, it required that no TAD funding be spent for housing outside of the district's limits. Though the 2008 recession severely impacted funding sources for TAD affordable units, ABI, in collaboration with its public partners, is still committed to reaching this affordable housing goal.

However, this is only part of the story of affordability that is unfolding around the Atlanta BeltLine. Outside the boundaries of the TAD, 1,042 affordable units have been created or preserved within 1/2 mile of the Atlanta BeltLine corridor. When added to the units within the TAD, this brings the total of affordable units near the BeltLine to 2,682.

One such example of an affordable housing complex outside the TAD is Capitol View apartments (not to be confused with Gateway Capitol View, mentioned above.) These low-income housing units are located right at the

foot of the Atlanta BeltLine's Westside Trail at University Avenue. The development was purchased by Columbia Residential, and will be improved and renovated while still retaining affordability for residents. Capitol View apartment residents will reap the benefits of being on the Atlanta BeltLine with access to parks, schools, and other amenities, while keeping housing costs affordable.

Within the TAD, funding for affordable units comes from a combination of sources, including the BeltLine Affordable Housing Trust Fund (BAHTF), Invest Atlanta, Atlanta Housing, the Georgia Department of Community Affairs, Development Authority of Fulton County, and the City of Atlanta. Many more units are still needed before we can close the affordability gap in the city, and this is why ABI is embracing a cohesive, collaborative citywide approach toward ensuring affordability in areas of opportunity around the Atlanta BeltLine.



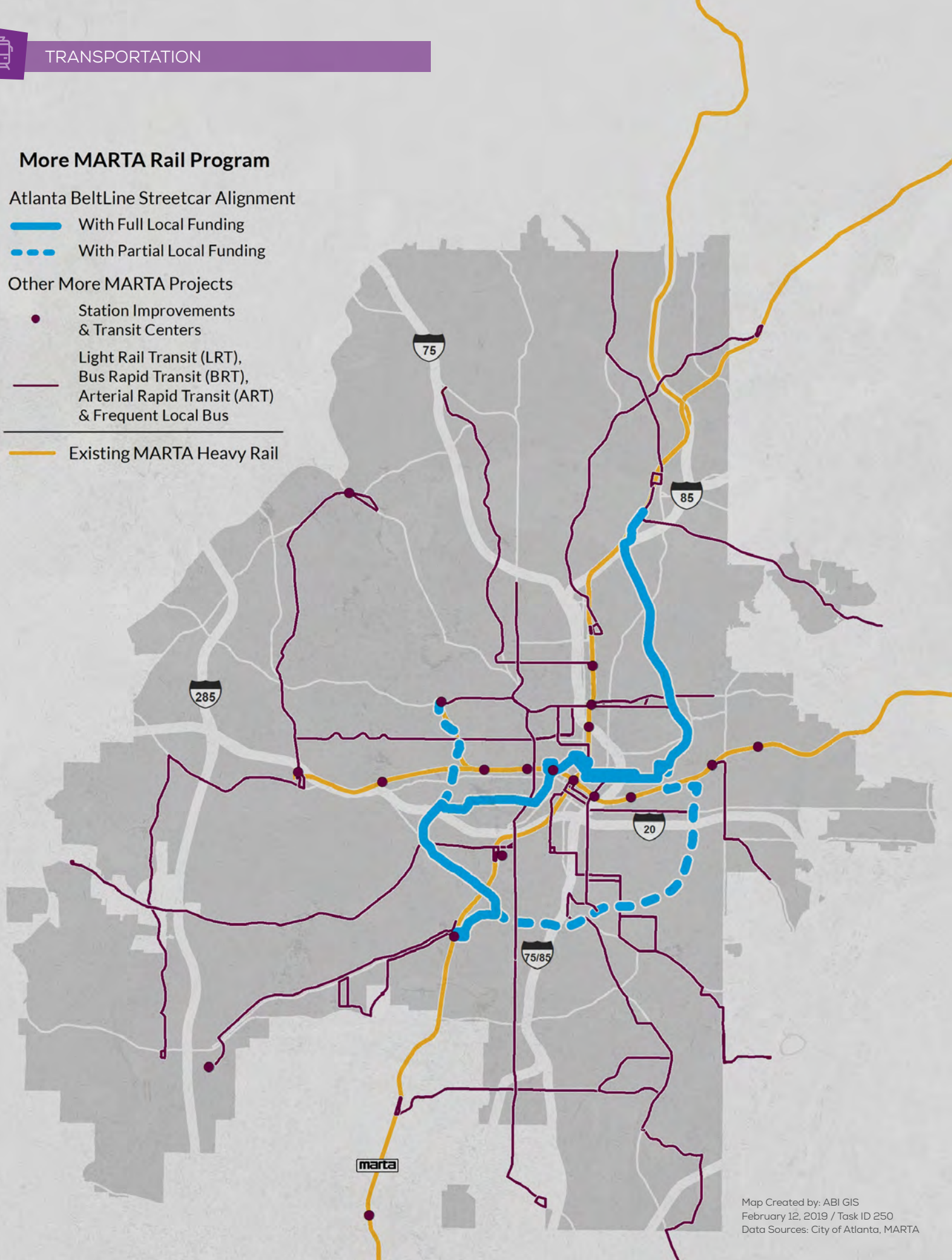
More MARTA Rail Program

Atlanta BeltLine Streetcar Alignment

- With Full Local Funding
- - - With Partial Local Funding

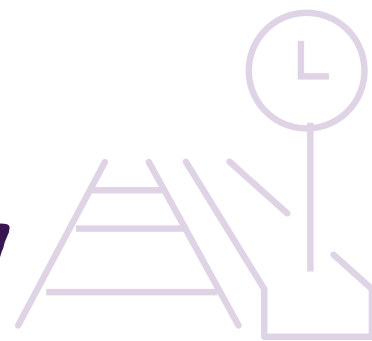
Other More MARTA Projects

- Station Improvements & Transit Centers
- Light Rail Transit (LRT), Bus Rapid Transit (BRT), Arterial Rapid Transit (ART) & Frequent Local Bus
- Existing MARTA Heavy Rail



Map Created by: ABI GIS
February 12, 2019 / Task ID 250
Data Sources: City of Atlanta, MARTA

A Public Commitment TO BETTER CONNECTIVITY



In 2016, Atlanta voters cast ballots for two new transportation-related taxes: the Transportation Special Purpose Local Option Sales Tax (T-SPLOST) and the More MARTA tax. The T-SPLOST funds boosted Atlanta BeltLine's efforts at continuing corridor right-of-way acquisition. The More MARTA tax provides funding for expanded rail transit on, and connecting to, the Atlanta BeltLine. In total, the More MARTA program anticipates \$2.7 billion for transit improvements, of which \$1.2 billion have been allocated to BeltLine rail expansion.

In October 2018, the MARTA Board of Directors voted for a project implementation list that includes full and partial funding for about 15 miles of transit on the Atlanta BeltLine. See map on the opposite page. Full local funding was approved for parts of the Atlanta BeltLine eastside and southwest corridors. Partial local funding was approved for the southside and westside corridors.



◀ Pictured Opposite: The map outlines the Atlanta BeltLine projects funded by the More MARTA tax.

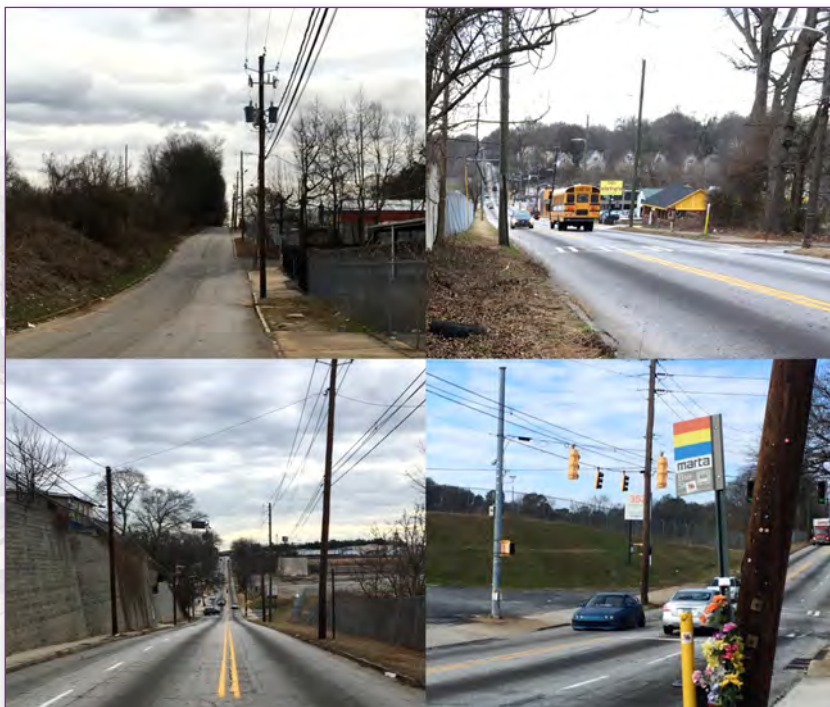
^ Pictured Above: The Atlanta BeltLine is a multi-use corridor that will eventually serve the city with rail transit. Photo: The Sintoses



Safe Engagements WITH ROADWAYS

Work continues to advance complete streets and streetscapes projects around the City. ABL is working directly with Renew Atlanta on several of these projects. The project team has developed a conceptual design for the University Avenue scoping project, which depicts the future configuration of the University Avenue/Avon Avenue corridor from Murphy Avenue to Hank Aaron Drive. Community engagement took place in May 2018 and again in November 2018. The report out to the community and an approved Georgia Department of Transportation (GDOT) concept report should wrap up in early 2019.

Final design plans have been submitted to the GDOT for the Ralph David Abernathy (RDA) Complete Streets Project. This project will design and construct street modifications on RDA from Willard Avenue to East Ontario Avenue, in the Westview neighborhood commercial district. Construction should start in spring 2019.



^ Pictured Above: The future configuration of the University Avenue/Avon Avenue corridor is underway as part of Renew Atlanta.

Pictured Opposite: A speed table and button-activated pedestrian crossing signal contribute to safety at the Eastside Trail crossing at Irwin Street. Photo: The Sintoses





Big Steps Forward TO COMPLETE THE LOOP

Thursday, March 15 was a big day for the future of connectivity and mobility in Atlanta. Mayor Keisha Lance Bottoms announced that the City of Atlanta acquired the railroad corridor needed to connect the Eastside and Westside Trails for approximately 14 contiguous miles of the Atlanta BeltLine corridor and allowing Atlanta BeltLine, Inc. (ABI) to advance the final design of Atlanta BeltLine's Southside Trail. The purchase is the single-largest remaining land acquisition for ABI, representing more than four miles and 63 acres of the Atlanta BeltLine's planned 22-mile transit and trail loop. The corridor was purchased in a \$26 million transaction with CSX, who operated rail on this corridor until 2014.

Design of the Southside Trail continues to advance, with funding supported by a \$2.4 million grant from the Atlanta Regional Commission. Community engagement will continue throughout the design process. This design process is establishing the trail alignment (ensuring transit is accommodated), access points, and connections.

The Southside Trail is the 4-mile connection between the Westside and Eastside Trails at the southernmost part of the Atlanta BeltLine loop. The trail extends from University Avenue on the west side to Glenwood Avenue on the east side. The trail will support developments such as Pittsburgh

Yards, catalyzing economic growth and equitable access for jobs, transit, and other opportunities.

CSX, as former owners of the corridor, removed the rails. Safety improvements are underway to bring the trail to an interim state for use. Final design for the corridor is ongoing, with renderings released in 2018. Private and public funds will be raised for construction, estimated to be approximately \$70 million.

In March of 2018, the City and ABI closed on 1.8 miles of former railroad corridor on Atlanta's resurgent Westside, a stretch of track informally known as "the Kudzu Line." The purchase provides land for the mainline corridor, in addition to creating points of contact for potential spur trails that would connect the neighborhoods of Bankhead, English Avenue, Knight Park, and Howell Station.

This key piece of the Atlanta BeltLine loop will also allow for access to the Bankhead MARTA station, Maddox Park, the future Westside Park at Bellwood Quarry, as well as a future link to the newly-opened Proctor Creek Greenway.



◀ **Pictured Opposite Page:** The Southside Trail corridor, formerly a CSX railroad corridor, will connect the Eastside and Westside corridors of the Atlanta BeltLine. Photo: The Sintoses

This Page Left: The rails on the corridor are being removed by former owners CSX, in preparation for the trail's interim use. Photo: The Sintoses

This Page Right: When opened, the trail will provide more than 4 miles of connectivity along the south side of Atlanta. Photo: John Becker



Extending Eastside Access IN BOTH DIRECTIONS

EASTSIDE TRAIL EXTENSION PHASE II

In late 2017, we held our “Marking a Mile” ceremony to celebrate the opening of the first extension of the Eastside Trail, which brought the trail from Irwin Street to Kirkwood Avenue. In late 2018, concrete was poured on the second phase of the extension, between Kirkwood Avenue and Memorial Drive. The trail extension will include a pedestrian plaza at Memorial Drive, and improvements to the intersection with Bill Kennedy Way.

In early 2019, North American Properties cut the ribbon on the portion of the Eastside Trail that runs through their development, the Edge. This small portion of trail is the final connector needed to extend the trail that begins at 10th and Monroe all the way to Kirkwood Avenue, where the second phase of the extension begins.

NORTHEAST TRAIL

Past the intersection of 10th Street and Monroe Drive, the Atlanta BeltLine corridor extends north of Monroe Drive at 10th Street via the Northeast Trail, which currently ends at Westminster Drive. The full Northeast Trail will eventually extend past Piedmont Park, making a connection to the Lindbergh MARTA Station. Due to Georgia Power transmission infrastructure work improvements, design of this corridor will be divided into three segments. These segments are: Monroe Drive to Westminster Drive, Westminster to Mayson Street, and Mayson Street to the Lindbergh MARTA station. Heath & Lineback was selected as the team that will perform design work for the entire trail except for the Westminster to Mayson section, on which ABI will work with Georgia Power to execute design. As of the end of 2018, the portion of the interim trail north of Westminster Drive is closed.



Partnering Up FOR NEW CONNECTIONS

On May 7, the City of Atlanta celebrated the grand opening of the first three miles of Proctor Creek Greenway. When completed, the seven-mile greenway will connect the Atlanta BeltLine's Westside Trail at Maddox Park with the Chattahoochee River, adding more than 400 acres of greenspace to the city. This phase of the multi-use trail links the neighborhood with parks, schools, and the Bankhead MARTA station.

Atlanta BeltLine, Inc. joined a list of partners that were recognized at the ceremony for our role in managing the procurement process, negotiating real estate easements, and managing the project's construction accounting.

Other partners included the City of Atlanta, the PATH Foundation, the Proctor Creek Stewardship Council, Chick-fil-A, Westside Future Fund, the Blank Foundation, and the Emerald Corridor Foundation.

The Proctor Creek Greenway is funded in part by T-SPLOST, which contributed \$3.6 million to the project. Another \$160,000 in funding came from the Department of Watershed Management. The City of Atlanta's Office of Resilience played a major role in spearheading the project, with support from the Mayor's Office, City Council, and the Department of Parks and Recreation.



◀ **Pictured Opposite:** Construction workers pour the second phase of the Eastside Trail extension near Memorial Drive. Photo: The Sintoses

Pictured Above: The Proctor Creek Greenway is part of a network of partner trails planned throughout the city that will connect with the Atlanta BeltLine.



Making Plans FOR MORE GREENSPACE

ENOTA PARK

Enota Park, currently a small play-lot adjacent to the Westside Trail, is getting an upgrade. In December 2018, our team presented 75% design plan drafts for the park, which will be a full eight acres when complete. Design of the park will include a basketball court, an activity field, a splash pad (adding to the three splash pads that already exist in Atlanta BeltLine parks!) a playground, a large pavilion, and a solar shade structure.

Additionally, Enota Park will get an original piece of art by a yet-to-be-determined artist. In August of this year, a call was published seeking an artist that would create a commissioned piece of art for the park. The winning submission will be announced soon.

Design for the park has been led by Pond Company, and was completed in early 2019. All presentations and plans presented to the public are available at beltline.org/engage. When finalized, 100% design plans will be presented to the public at an upcoming meeting, so stay tuned to beltline.org/engage.



BOULEVARD CROSSING

In late 2018, Atlanta BeltLine, Inc. requested proposals from firms or individuals interested in developing the design of the second phase of Boulevard Crossing Park. The first phase of Boulevard Crossing Park opened in 2011 with five acres of new greenspace and two athletic fields that have enjoyed heavy use in the community. The second phase of the park will expand the greenspace to more than 23 acres and include public art, a playground, a splashpad, expansion of the two fields, trails, and a connection to the Southside Trail.

The Boulevard Crossing Park site sits between Englewood Avenue SE and Boulevard SE in the Chosewood Park neighborhood. The northwest corner of the park is adjacent to the future Southside Trail, which was purchased by the City of Atlanta in March of 2018 and is currently under design as the Atlanta BeltLine's next major multi-use corridor.

Master planning for the park was adopted by Atlanta City Council in 2009 as part of the Subarea Master Planning process. The selected designer will build on these plans to produce detailed designs that will guide construction of the park. Community engagement for the design process will commence once a design team has been selected.



Images This Spread: The renderings on this page and the opposite show conceptual designs for Enota Park, a future 8-acre park on the Westside Trail.



Transformation through ARTISTIC EXPRESSION

PUBLIC ART

In January 2018, *Art on the Atlanta BeltLine* released its very first policy document, which was the result of extensive community engagement in the fall and winter of 2017. The policy document serves as a comprehensive cultural plan for Atlanta BeltLine, Inc., and also helped to inform ABL's wider Arts & Culture Strategic Implementation Plan (ACSIP).

The ACSIP moves beyond the *Art on the Atlanta BeltLine* exhibition to support strong, livable communities and increased creative activities along the Atlanta BeltLine. The purpose of the plan is to utilize the unique transformative potential of the Atlanta BeltLine to improve neighborhood connectivity and access to cultural amenities. It will also detail opportunities for visual and performing arts, historic considerations/exhibits, as well as actionable funding strategies. The plan can be found in its entirety at: art.beltline.org.

ART ON THE ATLANTA BELTLINE 2018

In 2018, *Art on the Atlanta BeltLine* returned with visual installations and performing artists, along with an expanded program of events and collaborations. New sculptures remain on the Eastside and Westside Trails as part of 2018's *Inertia* installation. Unique performance days brought artists and audiences out to Historic Fourth Ward Park and the performance space at Historic Ashview Heights. Additionally, a two-week-long mural festival – BeltLine Walls – brought several of Atlanta's finest muralists to paint the tunnel beneath Lee Street and Murphy Avenue. On August 4, *Art on the Atlanta BeltLine* hosted Family Paint Day with nonprofit Paint Love. For an entire afternoon, families were invited to paint alongside the BeltLine Walls muralists at the Lee/Murphy tunnel.

A new tradition also began in 2018 with four days of arts and entertainment. August 8-11 marked the first annual Art.Movement.Film.Music (A.M.F.M.) Summer Fest. The events took place on the Westside Trail near Allene Avenue in Atlanta. The A.M.F.M.

Summer Fest included art displays, pop-ups, musical acts, a speaker series, food trucks, art for sale, and much more. Co-hosted by The Bakery, The National Black Arts Festival's NextGen Artist Program, and ARTlanta Gallery, the festival celebrated a season of art and entertainment in southwest Atlanta. Each day began with a free movement class or demonstration, followed by panel discussions on a range of topics related to public art. Evenings featured screenings focused on emerging filmmakers, capped-off by the BeltLine After Dark concert series.

Along with new traditions, old favorites returned for the art season. Created by and featuring Chantelle Rytter and the Krewe of the Grateful Gluttons, the *Art on the Atlanta BeltLine* Lantern Parade took place on the Eastside Trail on September 22. Participants were encouraged to join with their own lanterns and enjoy the lights and music of one of the most magical evenings of the season. More than 70,000 people typically show up for the Lantern Parade, making it an Atlanta favorite.

The parade was the culmination of the Old Fourth Ward Fall Festival (OFWFF), which took place in Historic Fourth Ward Skatepark from 11 a.m. to 11 p.m. on Saturday, September 22. Our friends at the Atlanta BeltLine Partnership host the OFWFF each year as a celebration of art and music.

Presenting Sponsors for *Art on the Atlanta BeltLine* are 10th & Monroe, Georgia Natural Gas, Northside Hospital and Ponce City Market. Additional sponsors include MailChimp, Park Tavern, Turner Foundation, The Atlanta Journal-Constitution, Children's Healthcare of Atlanta, Kroger, and Flashpoint Artists Initiative. The Lantern Parade is presented by Cox Enterprises, Salesforce, and WellStar Atlanta Medical Center, with additional sponsor Ponce City Market.

Major support for this project is provided by the City of Atlanta Mayor's Office of Cultural Affairs. Major funding for this organization is provided by the Fulton County Board of Commissioners. The project is also supported by an Art Works award from the National Endowment for the Arts. To find out more about how National Endowment for the Arts grants impact individuals and communities, visit www.arts.gov.

◀ **Pictured Opposite:** The Lantern Parade is *Art on the Atlanta BeltLine*'s signature event, drawing out tens of thousands of Atlantans each year in an evening lantern march down the Eastside Trail. Photo: Kevin Brown

Continued next page >



^ Pictured clockwise from top:

Members of the Atlanta Opera joined Dr. Karcheik Sims-Alvarado for "Our Walk to Healing," a processional through "Atlanta and the Civil Rights Movement: 1944-1968." Photo: John Becker

Gina Franco's mural for BeltLine Walls on the Westside Trail. Photo: John Becker

Charmaine Minniefield stands before her mural honoring Carrie Steele Pitts. Photo: ABI

Families came out together to paint murals on the Westside Trail for BeltLine Walls Family Paint Day with nonprofit Paint Love. Photo: John Becker

NEW COLLABORATIONS

Two new murals grace the Westside Trail thanks to Atlanta artist Charmaine Minniefield. In January 2018, Minniefield was commissioned by [DoSomething.org](https://dosomething.org), Hands On Atlanta, and Spelman College to create a mural on the Westside Trail. The mural construction was part of Spelman's 2018 MLK Day of Service activities. This painting is of the likeness of Adrienne McNeil Herndon, celebrating women in leadership, the arts, education, and entrepreneurship.

Minniefield is also responsible for the mural honoring Carrie Steel Pitts beneath the Lee/Murphy tunnel. This wall pays tribute to Carrie Steele who was born into slavery but eventually began to work as an attendant for the railroads. As such, she discovered abandoned children in the streetcars. She secretly cared for them during the day, and eventually took them home at night. She began finding families to care for the children and ultimately founded what would become known as the Carrie Steele Pitts Home for Children – still functioning today. The mural image is of a toddler as an ode to her as a ["Keeper of Children."](#)

Minniefield, a lecturer in the Department of Art and Visual Culture at Spelman, works to preserve Black narratives by placing historical images of African American figures within communities affected by gentrification. Previous murals by Minniefield include ["Watch Me Learn,"](#) designed in collaboration with civil rights icon Dr. Doris Derby in the King Historic District. Here, Minniefield used public art to push back against erasure as a contemporary social justice issue by celebrating the civil rights history of this vastly changing area.

Beginning July 7, 2018 through June 1, 2019, *Art on the Atlanta BeltLine* is hosting the photography exhibition ["Atlanta and the Civil Rights Movement, 1944-1968,"](#) curated by historian and author Karcheik Sims-Alvarado, Ph.D. Presenting 75 photographs over four miles, this is the longest outdoor exhibition on civil and human rights in the United States.

The photography is sourced from Dr. Sims-Alvarado's book ["Images of America: Atlanta and the Civil Rights Movement, 1944-1968"](#) (Arcadia Publishing, 2017). The book is a portable exhibition that offers a pictorial history of the modern Civil Rights Movement in Atlanta, curated from photographs largely taken by award-winning Associated Press photojournalists. From testing the landmark US Supreme Court decision in *Smith v. Allwright*, to mourning the death of Dr. Martin Luther King, Jr., the exhibition illustrates how Atlanta came to be recognized as the epicenter of the Civil Rights Movement. The historic photographs also document and identify the cross-generation of Atlanta activists who changed history—many of whom resided in the neighborhoods around the Atlanta BeltLine.

In October, *Art on the Atlanta BeltLine*, the Atlanta Opera, and Dr. Sims-Alvarado presented ["Our Walk to Healing: An Immersive Performance and Processional"](#) in tandem with the photography exhibit. The event celebrated the survival and healing surrounding the Civil Rights era with operatic performances and narration by Dr. Sims-Alvarado.



The BeltLine Story BY THE NUMBERS

The Atlanta BeltLine is funded by a variety of sources. Partial funding for projects comes from bond proceeds and the Tax Allocation District (TAD), which also funds ABL operations. Other funding comes from special purpose taxes (T-SPLOST, More MARTA), as well as grants from federal, state, and local sources. Private, corporate, and philanthropic dollars are also a major source of funding for the Atlanta BeltLine. The Atlanta BeltLine Partnership (Partnership) raises money through these sources, and builds relationships within these communities to enable the project, engage the public, and empower residents in surrounding neighborhoods.

To date, the Partnership has raised approximately \$60 million in funds for the Atlanta BeltLine.

In 2018, the Partnership opened the Atlanta BeltLine Center. The Center, located on the Eastside Trail, houses the Partnership's offices and offers visitors the opportunity to learn about the project through exhibits, interactive displays, and programs that highlight the project's history, scope, and impact. The Center also offers guests the chance to purchase official Atlanta BeltLine merchandise and make donations to support the project as well as the Partnership's programming.

Because of partners like Atlanta BeltLine Partnership, their funders, and our public supporters, we have been able to work toward making the Atlanta BeltLine a reality since 2006. Below is a snapshot of the Atlanta BeltLine's progress through 2018.

Performance Dashboard

2030 Benchmark
(Target: 25-year/20-year reset) time elapsed
Total Investment

Transit Corridor Control (Target: 22 miles)
Trail Corridor Control (Target: 33 miles)
Park Land Control (Target: 1300 acres)
Brownfield Remediation (Target: 1,100 acres)

Transit Projects (Target: 22 miles) Designed/Delivered
Trail Projects (Target: 33 miles) Designed/Delivered
New Parks (Target: 1,300 acres) Designed/Delivered
Streetscape Projects (Target: 46 miles)
Designed/Delivered

Permanent Jobs (Target: 30,000)
Construction Jobs (Target: 48,000)
Economic Development (Target: \$10B)

Affordable Units in TAD** (Target 5,600–20%)
Affordable Units in Planning Area and TAD

Through 2018 % of Goal

		52% / 40%
\$559M		11.6%
17.6 mi		80%
32.8 mi		99%
709 ac		55%
396 ac		36%
5.15 / 0 mi		23% / 0%
16.1 / 11 mi		49% / 33%
315 / 315 ac		30% / 30%
4.1 / 2.3 mi		9% / 5%
11,200*		37%
33,450		70%
4.6B (8.5:1)		46%
1,642		29%
2,682		N/A

* 2017 data. 2018 numbers are as of yet unavailable.

** Affordable units include units completed or under construction in 2018 and supported by Atlanta BeltLine, Inc. or Invest Atlanta.

◀ **Pictured Opposite:** Artist Charmaine Minniefield and her crew work on painting her 2018 mural for BeltLine Walls during Family Paint Day. Photo: John Becker



Independent AUDITOR'S REPORT

The Board of Directors of the Atlanta BeltLine, Inc. // Atlanta, Georgia

REPORT ON THE FINANCIAL STATEMENTS

We have audited the accompanying financial statements of the business-type activities, the aggregate discretely presented component units, and the major fund of the Atlanta BeltLine, Inc. ("ABI"), a component unit of The Atlanta Development Authority, d/b/a Invest Atlanta, as of and for the year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise ABI's basic financial statements, as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities, the aggregate discretely presented component units, and the major fund of the Atlanta BeltLine, Inc. as of June 30, 2018, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 3 through 7 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

OTHER REPORTING REQUIRED BY GOVERNMENT AUDITING STANDARDS

In accordance with Government Auditing Standards, we have also issued our report dated November 19, 2018 on our consideration of ABI's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of ABI's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering ABI's internal control over financial reporting and compliance.

Mauldin & Jenkins LLC

Atlanta, Georgia
November 19, 2018



Statement of FUND NET POSITION

Fiscal Year Ended 6.30.18

Component Units

Assets	Business-type Activities	Chester Avenue Lofts, LLC	Green Miles Investments, LLC
Current Assets			
Cash and cash equivalents	\$1,151,568	\$328,594	\$79,443
Restricted cash and cash equivalents	\$864,225	-	-
Accounts receivable	\$33,425	-	-
Due from other governments	\$1,728,619	-	-
Due from the Atlanta BeltLine Partnership	\$198,735	-	-
Due from the City of Atlanta	\$638,636	-	-
Due from the BeltLine Tax Allocation District	\$1,401,667	\$2,517	-
Due from component unit	\$62,224	-	-
Prepaid items	\$141,094	-	-
Total current assets	\$6,220,193	\$331,111	\$79,443
Noncurrent Assets			
Capital assets, nondepreciable	\$163,644,975	\$727,598	\$1,350
Capital assets, net of depreciation	\$1,364,706	-	-
Total noncurrent assets	\$165,009,681	\$727,598	\$1,350
Total assets	\$171,229,874	\$1,058,709	\$80,793
Liabilities	Business-type Activities	Chester Avenue Lofts, LLC	Green Miles Investment, LLC
Current Liabilities			
Accounts payable	\$4,073,100	\$28	-
Accrued expenses	\$455,928	-	-
Notes payable, current portion	\$2,598,878	-	-
Unearned revenue	\$30,458	-	-
Due to primary government	-	\$1,186	\$61,038
Due to the BeltLine Tax Allocation District	\$150,000	\$858,825	-
Other Liabilities	\$7,499	-	-
Total current liabilities	\$7,315,863	\$860,039	\$61,038
Noncurrent Liabilities			
Due to the City of Atlanta	\$24,000,000	-	-
Accrued rent	\$1,052,450	-	-
Notes payable	\$12,198,201	-	-
Total noncurrent liabilities	\$37,250,651	-	-
Total liabilities	\$44,566,514	\$860,039	\$61,038
Net Position (deficit)	Business-type Activities	Chester Avenue Lofts, LLC	Green Miles Investment, LLC
Net investment in capital assets	\$127,076,827	\$727,598	\$1,350
Unrestricted	(\$413,467)	(\$528,928)	\$18,405
Total net position (deficit)	\$126,663,360	\$ 198,670	\$19,755

Statement of Revenues, Expenses, and CHANGES IN FUND NET POSITION

Business-type Activities:

Operating Revenues	Administrative Fund
Intergovernmental funding	\$52,988,621
Private grants and contributions	\$2,740,909
Other income	\$598,326
Total operating revenues	\$56,327,856

Operating Expenses	Administrative Fund
General and administrative	\$9,113,678
Depreciation expense	\$278,200
Other expenses	\$1,217
Total operating expenses	\$9,393,095
Operating income	\$46,934,761

Non-Operating Revenue (Expense)	Administrative Fund
Capital assets donated to the City of Atlanta	(\$1,634,015)
Interest expense	(\$433,667)
Interest income	\$39
Loss on sale of capital assets	(\$11,655)
Total non-operating revenue (expense)	(\$2,079,298)
Change in net position	\$44,855,463
Net position at beginning of year	\$81,807,897
Net position at end of year	\$126,663,360



Statement of Cash Flows

PROPRIETARY FUND

Cash Flows from operating activities

Receipts from grantors and others

Payments to suppliers, vendors, and other governments

Payments to employees for salaries and related benefits

Net cash provided by operating activities

Cash Flows from capital financing activities

Acquisition and construction of capital assets

Proceeds from the sale of capital assets

Principal payments on notes payable

Draws from line of credit

Repayments of line of credit

Repayments of capital lease obligation

Payments for interest

Net cash used by capital financing activities

Cash Flows from investing activities

Interest on investments

Net cash provided by investing activities

Net increase in cash and cash equivalents

Cash and cash equivalents at beginning of fiscal year

Cash and cash equivalents at end of fiscal year

Reconciliation of Cash and Cash Equivalents To Statement of Net Position

Cash and equivalents

Restricted cash and equivalents

Reconciliation of operating income to net cash provided by operating activities

Operating income

Adjustment to reconcile operating income to net cash provided by operating activities:

Depreciation expense

Change in assets and liabilities:

(Increase) decrease in:

Accounts receivable

Due from the Atlanta BeltLine Partnership

Due from the City of Atlanta

Due from the Tax Allocation Districts

Due from primary government

Due from other governments

Prepaid items and other assets

Increase (decrease) in:

Accounts payable and accrued expenses

Accrued rent

Unearned revenue

Other liabilities

Net cash provided by operating activities

Non-cash capital financing activities

Capital assets donated to the City of Atlanta

Business-type Activities:

Enterprise/Administrative Fund

\$63,986,488

(\$5,949,488)

(\$6,085,188)

\$51,951,812

Enterprise/Administrative Fund

(\$46,262,296)

\$1,657,020

(\$2,664,261)

\$523,054

(\$3,906,232)

(\$34,194)

(\$433,667)

(\$51,120,576)

Enterprise/Administrative Fund

\$39

\$39

\$831,275

\$1,184,518

\$2,015,793

Enterprise/Administrative Fund

\$1,151,568

\$864,225

\$2,015,793

Enterprise/Administrative Fund

\$46,934,761

\$278,200

\$85,317

\$3,186,925

(\$190,399)

\$1,548,817

\$14,377

\$3,380,736

\$680

(\$2,852,433)

(\$87,404)

(\$352,764)

\$4,999

\$51,951,812

Enterprise/Administrative Fund

\$1,634,015



***Pictured This Page:**
"The Singer" mural, by Suzy Schultz, greets visitors to the Westside Trail during a rare Atlanta snowfall. Photo: The Sintoses*

***Back Cover Artwork:**
An artistic rendering of the Atlanta BeltLine's Westside Trail.
Courtesy: Brandshake Creative.*

Greetings from the
**Atlanta
BeltLine**

BELTLINE.ORG



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