

**ABI Board of Directors Meeting  
Meeting Minutes  
January 13, 2016 8:34 a.m. – 10:05 a.m.**

A meeting of the Board of Directors was held on Wednesday, January 13, 2016, at the offices of Atlanta BeltLine, Inc. located at 100 Peachtree Street, N.W., Conference Room 23<sup>rd</sup> Floor-Atlanta, Georgia. The following members were present to constitute a quorum:

**Board of Directors present:**

Mr. John Somerhalder, Chair  
Ms. Beth Chandler, Vice Chair  
Mr. Andre Dickens, Treasurer  
Ms. Cynthia Briscoe-Brown  
Mr. Michael Donnelly  
Ms. Ernestine Garey  
Ms. Joan Garner

**Atlanta BeltLine, Inc. staff present:**

Mr. Paul F. Morris  
Mr. Clyde Higgs  
Ms. Patrise Perkins-Hooker  
Mr. Marshall Norwood  
Mr. Lee Harrop  
Ms. Ericka Davis  
Ms. Beth McMillian  
Mr. Jerald Mitchell  
Mr. James Alexander  
Mr. Fred Yalouris  
Ms. Stacy Patton  
Ms. Jill Johnson

**CALL TO ORDER**

Mr. Somerhalder called the meeting to order at 8:34 a.m.

**APPROVAL OF AGENDA**

A motion to approve the agenda for the Board of Directors' meeting of March 9, 2016 was made by Ms. Garner and seconded by Ms. Briscoe-Brown. The motion was unanimously approved.

## **APPROVAL OF MINUTES**

A motion to approve the minutes from the Board of Directors' meeting on December 9, 2015 was made by Ms. Garner and seconded by Ms. Garey.

## **FINANCIAL REPORTS**

Mr. Norwood presented the Financial Report for November 2015. Mr. Morris commented that the Atlanta BeltLine received a clean Auditor's Report and it would be officially presented to the Executive Committee on February 10, 2016.

## **ACTION ITEMS**

The resolution was made to grant the President and CEO to enter into an agreement with the Federal Home Loan Bank to continue to participate in a Structured Partnership Program that provides affordable housing down payment and owner occupied rehabilitation assistance and was unanimously approved by the Board.

The resolution was made to grant the President and CEO to enter into an agreement with the Habitat for Humanity in Atlanta, Inc. to participate in a structured Partnership Program through ABI's Housing Initiative Program with FHLB to provide affordable housing down payment and owner occupied rehabilitation assistance and was unanimously approved by the Board.

The resolution was made to grant the President and CEO to enter into an agreement with the Arthur M. Blank Family Foundation to participate in a Structured Partnership Program to provide affordable housing down payment and owner occupied rehabilitation assistance and was unanimously approved by the Board.

The above three partnerships will be a one year agreement.

## **PRESIDENT AND CEO REPORT**

Mr. Morris presented his report and briefly summarized all of the activities that were undertaken by ABI:

1. ABI and FHLB are moving forward to kick off a new full year of their Structured Partnership Program to provide down payment assistance and owner occupied rehabilitation assistance for residents wanting to purchase or who currently live around the Atlanta BeltLine with emphasis along the Atlanta BeltLine Westside Trail. With the growing relationship between FHLB and new involvement from Habitat for Humanity and Arthur M. Blank Family Foundation the investment should triple this program.
2. The Housing Initiative Program owner occupied rehabilitation program will continue from 2015. The first rehabilitation was completed on Stafford Street before Christmas.

An additional five are currently targeted for owner occupied rehabilitation touching the Atlanta BeltLine Westside Trail.

3. During the fourth quarter of 2015, our existing partnership with the FHLB expanded from a housing partnership into one that will include a commercial/industrial structured collaboration targeting Economic Development. This expansion will begin with an Atlanta BeltLine/Federal Home Loan Bank sponsored Developer Workshop on March 4, 2016. Invitees will include member banks as well as commercial, industrial and multi-family developers.
4. Inclement weather has created challenges for the construction of the Westside Trail. The construction team is working on waterproofing, dewatering and addressing flooding and erosion in certain areas.
5. Southside Trail design team of Kimley-Horn has been selected, contracts are finalized and design work will begin in the next couple of months.
6. Eastside Trail Extension final design has been completed and contractor negotiations with Astra Group are near complete. Construction is scheduled to commence as soon as final easements are acquired and the extension will be completed in approximately 18 months after the start of construction.
7. North Avenue Plaza construction is underway and should be completed at the close of the first quarter 2016.
8. Langford Skate Park officially opened on December 11, 2015 with a great turnout from the community.
9. ABI hosted a Neighborhood Meet and Greet at the Kipp Stive Academy on December 12, 2015. The goal was to meet and greet neighbors on the Westside Trail in a less formal and more approachable way. ABI plans to do at least two more of these along the Westside Trail this year and will look to do the same as the Eastside Trail Extension is under construction.
10. The RFP for the Comprehensive Art Master Plan was extended to January 22, 2016. The panel will review in February.

During Mr. Morris' report he also highlighted for all departments the BeltLine's 2015 Year in Review.

### **PRESENTATIONS**

Mr. Alexander presented the Integrated Action Plan along with Mr. Mitchell and Ms. Patton. The Board was given the business plan on how Affordable Housing, Economic Development and Real Estate will collaboratively work together. Mr. Dickens suggested an IAP Workshop to brief the Board Members on this project. Dates will be chosen for March 2016.

### **EXECUTIVE SESSION**

A motion to go into Executive Session was made by Ms. Garner and seconded by Ms. Garey. The motion was unanimously approved. At the conclusion of the Executive Session, a motion was made to come out of Executive Session by Ms. Garner and seconded by Ms. Briscoe-Brown.

### **ADJOURNMENT**

With there being no further business, a motion to adjourn the meeting was made by Ms. Garner and seconded by Ms. Briscoe-Brown. The motion was unanimously approved. The meeting was adjourned at approximately 10:05 a.m.

Respectively submitted,

  
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Lee Harrop, Assistant Secretary