



BUCKHEAD COUNCIL
OF NEIGHBORHOODS
www.buckheadcouncil.org

The Buckhead Council of Neighborhoods Board Meeting

August 9, 2018
Peachtree Presbyterian Church
6:45 – 8:30 PM
Meeting Minutes

Attendees

	Name	Neighborhood/Organization	Email
1	Tamara Bazzle	Buckhead Heritage	tbazzle@gmail.com
2	John Beach	Buckhead Heritage	
3	Indian Bell	Prospective resident	indianbell@gmail.com
4	Julian Bene	Morningside/Invest Atlanta	JulianBene@gamil.com
5	Beth Beskin	Representative, House 54th	ebeskin@gmail.com
6	Lucy Bigham	Virginia Highlands/Beltline	
7	Bill Bozarth	Garden Hills	bill.bozarth@gmail.com
8	Shayna Butler	Prospective resident	shana1094@gmail.com
9	Gordon Certain	North Buckhead	gcertain@comcast.net
10	Wyatt Engwall	Garden Hills	KWEngwall@gmeil.com
11	Henry Fellows	North Buckhead	
12	Dieter Franz	North Buckhead	cdf Franz@comcast.net
13	Jim Garcia	North Buckhead	jim.g@reagan.com
14	David Gylfe	Collier Hills	dcgylfe@bellsouth.net
15	Charles Huddleston	Morningside	CharlesHuddleston@nelsonmullins.com
16	Anita Korwin	Buckhead Life	anitaKorwin@bellsouth.net
17	C Lamon	Morningside/Invest Atlanta	
18	Walda Lavroff	North Buckhead	waldalavroff@gmail.com
19	Erica Long	APS	erica.long@atlantaga.gov
20	Ralph Long		
21	Francine Lowe	Pine Hills	Francine@lowetravel.net
22	Susan Moody	Collier Hills North	Susan.Moody@ymail.com
23	Lee Morris	Fulton Commission 3rd District	lee.morris@fultoncountyga.gov
24	Robert Patterson	North Buckhead	Rrpatterson@citylifedevelopmentpartners.com
25	Garth Peters	Memorial Park & Buckhead Coalition	gpeters@thebuckheadcoalition.org
26	Kirk Rankin	Peachtree Battle Alliance	kirk.tankin@gmail.com
27	Mark Riley	Springlake	mriley@UrbanRealtyPartners.net
28	Jennifer Rose	Mt. Paran-Northside	jenprose@gmail.com
29	Mercy Sandberg-Wright	Tuxedo Park	mercywright@msn.com
30	Tom Tidwell	West Paces Northside	tom@tidwell-law.com
31	Marie Tvaroch	Pine Hills	marietvaroch@bellsouth.net

Attendance by Neighborhood

Neighborhood	Attendees
Collier Hills	David Gylfe
Collier Hills North	Susan Moody
Garden Hills	Wyatt Engwall, Bill Bozarth
Memorial Park	Garth Peters
Mt. Paran-Northside	Jennifer Rose
North Buckhead	Gordon Certain, Dieter Franz, Walda Lavroff, Robert Patterson, Jim Garcia, Henry Fellows
Pine Hills	Francine Lowe, Marie Tvaroch
Springlake	Mark Riley
Tuxedo Park	Mercy Sandberg-Wright
West Paces Northside	Tom Tidwell

BCN Board Meeting Minutes – August 9, 2018

BCN 2018/19 Officers (Executive Committee)

<u>Office</u>	<u>Officer</u>	<u>Neighborhood</u>	<u>Email</u>
Chairman	Tom Tidwell	West Paces Northside	tom@tidwell-law.com
Vice-Chairman	Jeff Clark	Garden Hills	jeffbclark@gmail.com
Secretary	Gordon Certain	North Buckhead	gcertain@comcast.net
Treasurer	Debra Wathen	Paces	6wathens@bellsouth.net

BCN Standing Committees

<u>Committee</u>	<u>Chair</u>	<u>Email</u>
Executive Committee	Tom Tidwell	tom@tidwell-law.com
Education	Tom Tidwell	tom@tidwell-law.com
Transportation	Debra Wathen	6wathens@bellsouth.ne
Other (Legislative, NPU, Parks, Voter Education/Registration, etc.)		

I. Welcome & Introductions

Chair Tom Tidwell called the meeting to order at about 6:45 PM. A quorum was present.

II. Approval of Minutes

Minutes for the May meeting were not available.

III. Admit New Member Neighborhoods

No new neighborhoods asked to be admitted as a BCN member neighborhoods.

IV. Preview upcoming election>(* incumbent)

<u>House District 40</u> – Erick Allen	v. Matt Bentley
<u>House District 52</u> – Deborah Silcox*	v. Shea Roberts
<u>House District 54</u> – Beth Beskin*	v. Betsy Holland
<u>Senate District 6</u> – Jennifer Jordan*	v. Leah Aldridge

V. Speakers

V.a T-SPLOST/MoreMARTA— Allocation of Transportation Dollars

Lucy Bigham, Co-chair of Atlanta Beltline Tax Allocation District Advisory Committee

Lucy Bigham spoke passionately about the need for MARTA transit planners to remember that the Beltline project was built on the premise that the Beltline would contain a transportation loop. Why go spending the newly approved Atlanta/MARTA sales tax money on new projects that want to jump to the front of the line? This includes, for instance, the proposed new rail line to Emory/CDC.

Robert Patterson, North Buckhead Civic Association, Transportation/Transit Liaison

Robert Patterson spoke about an initiative take by the North Buckhead Civic Association to encourage MARTA to use some of the funds to be raised by the Atlanta/MARTA sales tax increase to fund improvements to existing transit service. He encouraged other Buckhead neighborhoods to either join North Buckhead in its initiative of to undertake similar initiatives. He handed out a draft version of his neighborhood's MARTA Initiative document. Its contents closely followed the final version, shown below, which was approved by NBCA's board several weeks later. The main thrust of NBCA's initiative is for MARTA to focus on improving existing services before spending large amounts on the major service additions proposed by the More MARTA and competing initiatives.

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North Buckhead Civic Association TRANSIT AND MOBILITY RESOLUTION

Approved by NBCA Board on 8/27/2018

The North Buckhead Civic Association (“NBCA”) represents one of the City of Atlanta’s most populous neighborhoods. This neighborhood’s 10,000 residents live in the part of Buckhead bounded by Peachtree Road and Piedmont Road on the south, by Roswell Road on the west, by Peachtree Dunwoody Road on the east, and by the City of Sandy Springs on the north. Daytime workers and visitors swell the area’s population by an additional 30,000. NBCA strongly desires to see improvements to transit service for the benefit of North Buckhead residents, daytime workers, and other visitors. Our goal is to greatly increase transit ridership by improving service, access, and bus shelters.

Current MARTA Service For The North Buckhead Area

MARTA’s primary service for North Buckhead comprises:

- Gold and Red rail lines accessed at the Buckhead transit station, the Lenox Station (1/2-mile away), and the Brookhaven station (1.25-miles away)
- Bus Route 110 on Peachtree Road
- Bus Route 5 on Roswell Road

There are several important obstacles to greater use of MARTA service, including:

- No service is provided to the neighborhood’s residential interior.
- Piedmont Center office park and Lenox Road jointly form a mile-long barrier that impedes many residents from reaching MARTA service.
- MARTA discontinued service on Peachtree Dunwoody Road and Wieuca Road more than two decades ago.
- There is no bike or car parking for MARTA service on Peachtree Road (Route 110) or on Roswell Road (Route 5). Thus, the only access to MARTA bus service is to walk.
- Given North Buckhead’s single-family development form and large size, most North Buckhead residents face a one to three-mile walk to reach MARTA bus or rail service.
- MARTA provides very few bus shelters along Route 5, meaning that riders must wait in the sun, wind, and cold. Further, there are few pedestrian crosswalks on this route.

To overcome the obstacles outlined above, we believe that MARTA should improve the service level, access, and bus shelters in North Buckhead, benefiting residents, workers, and visitors.

Specific Requests For The North Buckhead Area

We consider some of these improvements as “Priority A” and should occur in the near future using More MARTA funding. We consider other improvements as “Priority B” and would probably need to happen in the medium term.

Bus Shelters

- **Priority A:** Install bus shelters for Route 5 and any additional future service at virtually every stop where it is physically possible. Currently, riders must stand in the sun and rain while waiting for a bus. While a bus shelter signals that MARTA respects its riders and is a significant inducement to riding MARTA, seeing people stand in the rain and heat tells people to avoid MARTA at all costs. Spending More MARTA funds on bus shelters would be highly cost-effective and meet a very baseline human need. All other More MARTA initiatives should come after this basic need is met.

Service Level

- **Priority A:** Upgrade routes 5 and 110 to Arterial Service, as recommended in MARTA’s COA study.
- **Priority A:** Implement an Uber-style pick-up service for access to rail stations and bus routes.
- **Priority B:** Re-activate the bus route between Lenox Station and Medical Center Station on Peachtree Dunwoody Road.
- **Priority B:** Add a “crosstown” bus route on Wieuca/West Wieuca Roads and other appropriate streets.

Access

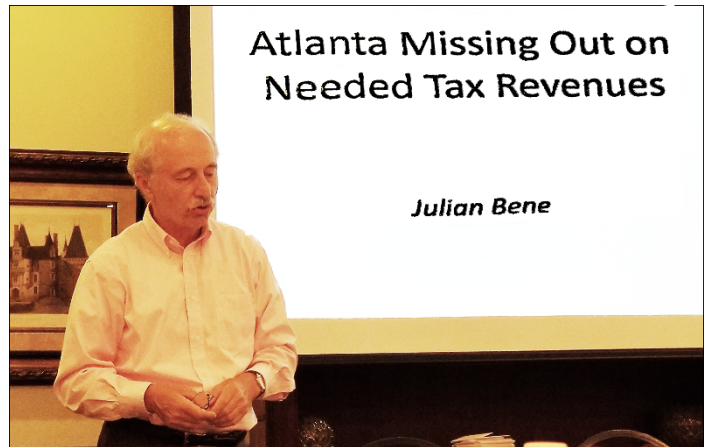
- **Priority A:** Expand bike parking at rail stations and along Routes 5 and 110.
- **Priority A:** Install mid-block crosswalks at carefully selected locations along Roswell Road, coinciding with MARTA bus stops and other pedestrian needs.
- **Priority B:** Provide car parking along Routes 5 and 110.

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V.b Property taxes and millage rates

Julian Bene, former consultant and Invest Atlanta Board Member

Julian Bene presented a thought-provoking presentation about Fulton County property tax issues. None of the topics he presented involve residential property assessment deficiencies currently causing widespread public complaints. But, Bene maintained these issues cause a shift of the property tax burden onto homeowners, which addresses could reduce residents' tax burden by on the order of 40%.



Discussion Outline

- City Schools & County are losing potentially hundreds of millions of dollars per year in tax revenue from:
- Commercial under-assessments - \$570mm *
 1. Tax abatements – DAFC IA, Historic & Environmental - \$30-40mm+ *
 2. Eastside & Westside TADs - \$28mm *
 3. Sales tax stagnation - \$10mm (CoA alone) *
 4. Fixing this could reduce residents' tax burden by on the order of 40%

* Preliminary estimates – see next slides for basis

1. Commercial Under -Assessments

2010	2017	'10 - '17
\$11.7bn	\$12.7	+\$1.0bn

Digest relatively stagnant while:

- 39,000 new, highly paid jobs arrived
- 40 Luxury apt complexes added \$960mm alone
- Office and hotel occupancy soared, values rose...

Why not higher overall commercial digest increase?
CAFR, IA, Bene analysis

Commercial Under -Assessments (cont'd)

- Based on all identified 2017 & 1Q 18 commercial sales in the city – 38 transactions totaling \$1.7bn – commercial property is appraised at 44% of realized market price
- If the entire commercial digest is similarly under-appraised, revaluing it to 90% of market, as legally required, would boost revenues by \$570mm
- CoA's share of this boost would be \$120mm, CoA's entire 2016 property tax revenue was \$198mm

Sample Commercial Sales in 2018-18

Property	Appraised \$mm	Sale Price \$mm	Appraisal as % Market
1052 W Peachtree	3.6	19.4	19%
Asana Glenwood Pk lots	4.2	18.1	23%
Krog St Market	10.7	45.8	23%
1357 Collier Rd	1.0	4.0	25%
Medical Arts Rd	3.3	12.7	26%
Plaza Theater	5.3	18.1	29%
Armour Yards	22.00	65.0	34%
AC Hotel Andrew Young Blvd	21.5	57.5	37%
Leggett & Platt 905 Memorial Dr	14.60	29.7	49%
3475 Lenox: One Live Oak Apts	25	50.0	50%

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<ul style="list-style-type: none"> • Homeowners could see up to a 38% reduction in taxes if commercial property were valued at market 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>250 Williams St – Am Cancer Soc</td> <td style="text-align: center;">105</td> <td style="text-align: center;">166</td> <td style="text-align: center;">63%</td> </tr> <tr> <td>271 17th St Office</td> <td style="text-align: center;">115</td> <td style="text-align: center;">180.0</td> <td style="text-align: center;">64%</td> </tr> <tr> <td>100 P'tree -- Equitable</td> <td style="text-align: center;">51</td> <td style="text-align: center;">79.5</td> <td style="text-align: center;">64%</td> </tr> </table>	250 Williams St – Am Cancer Soc	105	166	63%	271 17 th St Office	115	180.0	64%	100 P'tree -- Equitable	51	79.5	64%														
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<p style="text-align: center;">2. Tax Abatements</p> <ul style="list-style-type: none"> • In 2016, abatement loss was ~\$12.8mm, 90% from DAFC • DAFC & Invest Atlanta (IA) tax abatements cover commercial property worth ~\$6.3bn in 2017 • That is ~20% of Atlanta’s commercial digest • This includes incompleting projects. When all open, tax loss will total \$30mm – \$40mm/yr • DAFC and IA are granting new abatements at a rapid pace: tax loss will grow still larger • State Historic & Environmental tax exemptions add to losses: e.g., PCM, Alexan on Krog, Buckhead Atlanta pay almost zero property tax. Potential \$9mm/yr 	<p style="text-align: center;">Top DAFC Abatements, FY 2018</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">PROJECT</th> <th style="text-align: right;">LOST TAX (\$mm, ALL JURISDICT.)</th> </tr> </thead> <tbody> <tr><td>BOA PLAZA</td><td style="text-align: right;">1.45</td></tr> <tr><td>SIXTY 11th ST</td><td style="text-align: right;">1.1</td></tr> <tr><td>MORN'SIDE ATL WINDSOR(1845 PMT)</td><td style="text-align: right;">1.0</td></tr> <tr><td>TRACE MIDTOWN (782 PTREE)</td><td style="text-align: right;">1.0</td></tr> <tr><td>AMLI PIEDMONT (2323 PMT)</td><td style="text-align: right;">0.9</td></tr> <tr><td>77 12 TH ST</td><td style="text-align: right;">0.9</td></tr> <tr><td>600 PHIPPS</td><td style="text-align: right;">0.8</td></tr> <tr><td>STRATFORD SKYHOUSE</td><td style="text-align: right;">0.8</td></tr> <tr><td>1075 PEACHTREE OFFICE</td><td style="text-align: right;">0.6</td></tr> <tr><td>PARR ELLE</td><td style="text-align: right;">0.6</td></tr> <tr><td>CAMPANILE</td><td style="text-align: right;">0.5</td></tr> <tr><td>TWO ALLIANCE</td><td style="text-align: right;">0.5</td></tr> </tbody> </table>	PROJECT	LOST TAX (\$mm, ALL JURISDICT.)	BOA PLAZA	1.45	SIXTY 11 th ST	1.1	MORN'SIDE ATL WINDSOR(1845 PMT)	1.0	TRACE MIDTOWN (782 PTREE)	1.0	AMLI PIEDMONT (2323 PMT)	0.9	77 12 TH ST	0.9	600 PHIPPS	0.8	STRATFORD SKYHOUSE	0.8	1075 PEACHTREE OFFICE	0.6	PARR ELLE	0.6	CAMPANILE	0.5	TWO ALLIANCE	0.5
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<p style="text-align: center;">Most Abatements Fail But-For Test</p> <ul style="list-style-type: none"> • Luxury apartments in Buckhead & Midtown. Built for millennial demand & in-town job growth – no subsidy needed. (No affordable units set aside, either.) • Already-existing office buildings like BoA Plaza & Campanile. No incentive effect. • Hotels in visitor hotspots don't need incentive • CODA building, Colony Sq., 740 Peachtree office, etc., in boom areas of city not needing incentive • Are State exemptions properly monitored? 	<p style="text-align: center;">3. TADs</p> <ul style="list-style-type: none"> • Eastside & Westside TADs diverted \$28mm from general funds in 2017 • Most grants from these two TADs either subsidize developers with no public benefit or offer very expensive subsidies for a few affordable units • Should these grants have priority over basic services of general funds? • Other TADs either very small or too encumbered to restore to general fund 																										

V.c Buckhead History Neighborhood Website Initiative

John Beach, Buckhead Heritage

John Beach described Buckhead Heritage’s initiative to create a new neighborhood-friendly history website. Buckhead has a very rich history, but many historical records are just known to a limited number of residents. The new website is being set up to make it easy for each neighborhood to keep its history up to date and make it available to everyone.

VI. Community Concerns & New Business / Announcements

VII. Next Meeting

Thursday, September 13, 2018

VIII. Adjourn - The meeting adjourned at about 8:30 PM.

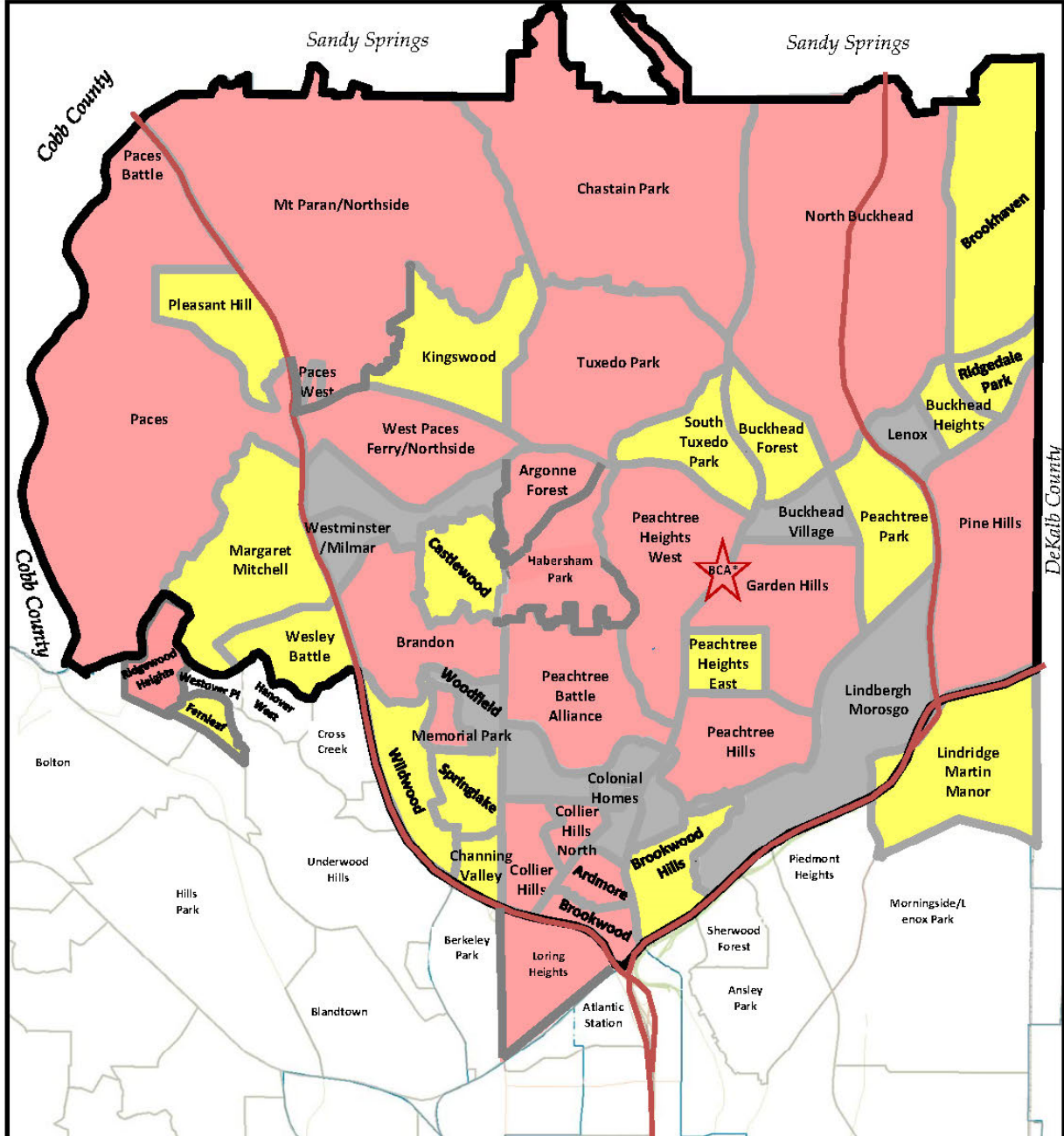
Prepared by Gordon Certain, BCN Secretary, September 3, 2018

BCN’s web page is at www.BuckheadCouncil.org.

Note: Opinions expressed by the speakers, visitors, and individual neighborhood representatives in these minutes do not necessarily represent those of BCN or its member neighborhoods.

Buckhead Council of Neighborhoods

Paid Membership as of 09/13/18



* BCA = Buckhead Condo Alliance

LEGEND

Paid Membership as of 09/13/18

YES		NO		N/A	
					

BCN Board Meeting Minutes – August 9, 2018

		Dues		Neighborhood Representation at Board Meetings														
Neighborhood		2017	2018	2016	2017	2018												
				Met 10 Times	Met 10 Times	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
1	Ardmore Park	✓	✓	55%	13%													
2	Argonne Forest		✓															
3	Brandon	✓	✓															
4	Brookwood	✓	✓		25%					✓								
5	Brookwood Hills																	
6	Buckhead Condo Alliance	✓	✓	77%	75%	✓		✓	✓	✓								
7	Buckhead Forest																	
8	Buckhead Heights																	
9	Buckhead Village			44%	25%				✓									
10	Castlewood									✓								
11	Channing Valley																	
12	Chastain Park	✓	✓	44%	25%	✓	✓	✓	✓									
13	Collier Hills	✓	✓	33%	75%	✓	✓	✓	✓	✓			✓					
14	Collier Hills North	✓	✓	55%	38%		✓	✓	✓				✓					
15	Fernleaf	✓																
16	Garden Hills	✓	✓	44%	100%	✓	✓	✓					✓					
17	Grant Estates							✓										
18	Habersham Park		✓					✓										
19	Historic Brookhaven			33%														
20	Kingswood																	
21	Lindbergh																	
22	Lindridge Martin Manor			11%														
23	Loring Heights	✓	✓	77%	50%		✓	✓										
24	Margaret Mitchell																	
25	Memorial Park	✓	✓	44%	75%	✓	✓	✓		✓			✓					
26	Mt. Paran-Northside	✓	✓	88%	83%	✓	✓	✓	✓	✓			✓					
27	North Buckhead	✓	✓	100%	100%	✓	✓	✓	✓	✓			✓					
28	Paces	✓	✓	77%	100%	✓	✓	✓	✓	✓								
29	Paces West	✓			38%													
30	Peachtree Battle Alliance		✓	33%				✓										
31	Peachtree Heights East																	
32	Peachtree Heights West	✓	✓	55%	38%		✓	✓		✓								
33	Peachtree Hills	✓	✓		50%	✓	✓	✓										
34	Peachtree Park							✓										
35	Pine Hills	✓	✓	55%	63%	✓	✓	✓					✓					
36	Pleasant Hill																	
37	Ridgedale Park			11%														
38	Ridgewood Heights	✓		11%	13%													
39	Springlake	✓		11%									✓					
40	Tuxedo Park	✓	✓	55%	63%	✓		✓	✓				✓					
41	Wesley Battle	✓			13%		✓											
42	West Paces Northside	✓	✓	88%	100%	✓	✓	✓	✓				✓					
43	Wildwood																	
Totals		22	21	Avg:12	Avg:12	11	14	18	10				10					