



TADAC

GENERAL BODY MEETING

May 27, 2025

| Time | Agenda Item | Note | Action Items/Beltline Relevance |
|--------|---------------------------------|--|--|
| 5:34pm | Call to Order/Attendance Review | N/A | <ul style="list-style-type: none">• Quorum established for voting on business• No new members |
| 5:35pm | Approval of Agenda | N/A | <ul style="list-style-type: none">• David Yoakley Mitchell made a motion to approve agenda; Sagirah Patterson seconded |
| 5:36pm | ABI Updates | <ul style="list-style-type: none">• Historic & Cultural Preservation Study- near the end of the procurement process.• Soil Remediation by United Consulting and Kevin Burke<ul style="list-style-type: none">○ Kim Wilson - VP of Construction + Russ and Brandon from United Consulting (presented slides)○ Brownfield program - source of 1100 acre goal: MATEC report (c2005)<ul style="list-style-type: none">▪ Estimate was based on a 100 ft wide trail area. We may not fully remediate the full corridor; aren't fully clearing the area if only need 30 ft of space▪ Adjacent properties were included in the estimate, including private properties not owned by BL▪ Goal was updated and explained in the 2022 SIP plan | |

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Atlanta Beltline Project Goals: 33 miles of multi-use urban trails, \$10 billion in economic development, 30,000 permanent jobs, 22 miles of pedestrian-friendly rail transit, 5,600 units of affordable workforce housing, 1,100 acres of environmental clean-up, 1,300 acres of new greenspace, 46 miles of improved streetscapes, and largest outdoor public art exhibition in the south.



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| | | <ul style="list-style-type: none"> ○ 140 acres currently included in the brownfield program - have included this data in the performance data metrics <ul style="list-style-type: none"> ▪ Includes property that we own, property that we track and property that we're working on ○ Update on where we are: <ul style="list-style-type: none"> ▪ 140-150 acres shown in a chart by BL area/section ▪ Map created by UC = graphic of chart on where the remediation is ○ Everything we touch we check and remove the top soil or other mechanical remediation in place. Everything included in the reports, which UC has helped us with. Lots of documentation. ○ Everything gets submitted to the GA state EPA. Reports TBD whether or not they can share with TADAC. GEOS accessible by the public - could be in public file ○ MACTEC did a lot of the early work for the eastside and westside trail (not only United) ○ <i>Question from TADAC:</i> Related to the original 1100 acre goal: In general, those other parcels of land that are in the development plan but private property, do we have any general sense if those parcels will be remediated? <ul style="list-style-type: none"> ▪ ABI does not have a way to approach the property owners to ask about their remediation activity. |
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| | | <ul style="list-style-type: none"> ▪ Typically when property changes hands, new owners would test the land. If they were developing responsibly they would be legally liable to remediate ▪ Russ/UC - majority of developers have been involved in the brownfield program - don't have data but assuming we're likely close to the goal ○ <i>Question from TADAC:</i> Is there grant funding for soil remediation? <ul style="list-style-type: none"> ▪ Received \$0.5 million - took hot spots out of the Southside trail. At least one other grant. ▪ One GA EPA person drafted a study looking at economic development due to the EPA grant funding ▪ EPA grant for the Eastside trail from Buford Highway to DeKalb or Memorial and there was a federal grant for the Westside trail (no hot spots there) <ul style="list-style-type: none"> ● Action: grant list will be provided by Kim and all official reports will be provided as well if possible (GEOS database) ● Tree Ordinance / Recompense by Kevin Burke, Director of Design <ul style="list-style-type: none"> ○ ABI has not been given a pass on recompense ○ 2 Tree Protection Ordinances (TPOs): private and public <ul style="list-style-type: none"> ▪ Public has historically been: replace on the project or somewhere outside. |
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| | | <ul style="list-style-type: none"> ○ Interim TPO - initiated the requirement that ABI had to still plant on the property plus we could pay into the tree fund through the tree conservation commission based on a formula (used on both public and private side). ○ Current TPO in council process - first tried to add “primary” trees (e.g. 30 in oaks, beeches, trees you shouldn't cut down) and non-primary - replace at inch for inch or half inch per inch ○ If you did stream bank restoration, you could deduct the value of that restoration against the value of your recompense ○ Now requiring minimum soil volume (mostly relevant for street trees); volume to give an urban tree a better chance of survival ○ Doing this now on NW segment 1 - very small planting area. e.g. plastic milk crates, soil cells to support sidewalks, roadways. Allows roots and nutrients and air and create a root ball for the tree <ul style="list-style-type: none"> ▪ Can deduct that cost off too ○ Total recompense - ABI and APS, DPW, Watershed and 1-2 others. Everyone chasing fewer spaces to plant recompense. Try to plant as much as we can (due to the TPO restrictions) on our projects and then pay the rest into the tree fund. ○ Action: Request update from Kevin in two months after the budget is approved/new TPO is approved. <ul style="list-style-type: none"> ● Status of Murphy Crossing by Dennis Richards, VP of Housing Policy & Development <ul style="list-style-type: none"> ○ Completed several public meetings and looking to keep momentum going |
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| | | <ul style="list-style-type: none"> ○ Update on affordable housing: <ul style="list-style-type: none"> ▪ Mandate to create or preserve 5400 affordable housing - 76% = 4266 ▪ Including the ½ mile just outside TAD - over 6,000 ▪ Expecting to end this year with an additional 400 units in 2025 - 81% of goal ▪ Over 90 acres of property to create additional affordability - looking to exceed goal - feel pressure to move as quickly as possible. ○ Murphy Crossing property - pivoted from a prior developer. ○ Met at length with community stakeholders - lots of questions but well received to make the decision to change developers. Made a commitment to the community to onboard a new planning team. New stakeholder group meeting this Thurs and then public meeting next Monday. We'll share the recap of what we've heard from the community as it relates to Murphy Crossing. <ul style="list-style-type: none"> ▪ New planning team: Perkins and Will, KB advisory marketing analysts. ○ Full feasibility study to get market demographics today and over past few years - look at demand for certain types of housing ○ Looking to find a developer to do everything. ABI master plan and co-develop where necessary on this site. <ul style="list-style-type: none"> ▪ Will revise current plan - hope to have site entitled by end of this year. ▪ ABI will also refine development strategy - looking to do adaptive reuse. |
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| | | <ul style="list-style-type: none"> • E.g. former archives building; bones of building are good. ▪ ABL committing to participate in horizontal construction to bring utilities etc. to site. ▪ APC - interested in working with the city in historic preservation <ul style="list-style-type: none"> • Have done assessment work and open to collaborating • Extension of the TAD beyond 2030 by Jill Johnson, VP of Government Affairs <ul style="list-style-type: none"> ○ Mayor referenced extending TAD at an ATL press event ○ Since then his team and Invest ATL have been looking at what that means going forward. ○ Looking at SIP, we feel pretty confident we're going to meet some goals (mainline and connector trails, affordable housing goals), but also will not meet some goals (e.g. transit and park goals). ○ Most people agree that the BL is not finished - interest in looking at what this will look like. Mayor interested in best ATL for raising a child. ○ Work being done - not a lot of answers right now. ○ <i>Question from TADAC:</i> Do we know more about duration and scope? ○ Jill's guess is that looking at +20 years but not sure anything has been decided yet. Which projects that will be funded is under discussion. TAD extension will require ATL Board of Education, Fulton County Board of Commissioners as well as City Council. |
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| | | <ul style="list-style-type: none"> ○ We continue to experience inequities - (10-4 on a clock) - neighborhoods that have not experienced the economic development seen across the rest of the city. ○ Estimated revenue - coming in (invest and other consultants looking at projections now) ○ TBD how funds will be allocated ○ Will either enhance or complement some of the More MARTA projects. Mayor's interested in infill stations and shifting priorities so that the first part of the transit would be built on the Southside. <ul style="list-style-type: none"> ▪ Awareness that federal funding will be limited during this administration. ○ <i>Question from TADAC:</i> Community benefits? community benefit agreements in the past; making sure that within these investments, there would be an interest that these projects would have a positive impact in communities <ul style="list-style-type: none"> ▪ Community engagement process will continue ○ <i>Question from TADAC:</i> Is there a sense of support for proposed extension by APS and Fulton County? Learning more every day. We are collaborating with partners on this and hopeful - general sense that we're not finished. ○ <i>Question from TADAC:</i> What is ABI doing to find additional funding (not TAD) post-2030? Continuing to look for funding for redevelopment plan and economic development plan. Have a development officer for public grants and work with ABPartnership to look for private funding. |
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| | | <ul style="list-style-type: none"> ○ <i>Question from TADAC:</i> Will TAD funds go to MARTA? not sure, but likely will complement potentially as an implementation agent. <ul style="list-style-type: none"> ▪ Transit will be a part of the discussion for future TAD funds post-2030. ○ Since Georgia's Redevelopment Powers Law limits jurisdiction to only committing 10% of its property tax base to TAD at any given point in time, and with the Beltline TAD's size, this precludes other areas from establishing a TAD. How does the ABI propose addressing removing this option from other areas looking for development resources? There are lots of funding and financing options out there for different neighborhoods - interested in how we knit the neighborhoods together and provide a benefit for everybody. ● Southside Transit and Autonomous Proposal by Jill Johnson, VP of Government Affairs <ul style="list-style-type: none"> ○ Shared slides from mayor's team presentation made to the MARTA board ○ Goal to start transit on Southside trail by the end of his second term - big lift but possible ○ Key driver for Southside first: higher transit-dependent population ○ Beep = autonomous shuttle service. Trying to figure out how autonomous vehicles fit into the system. ○ Pilot project will include route from West End MARTA to Lee+White and to ATL University Center. 12 month with 4 vehicles. 10 hours a day on 10-15 minutes for |
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| | | <p>stops. Seeking funding for pilot from Atlanta-Region Transit Link Authority. If approved, could start as early as early 2026.</p> <ul style="list-style-type: none"> ○ Action: David potentially connect ABI with GSU on this ● Federal Grant Status Update by Jill Johnson, VP of Government Affairs <ul style="list-style-type: none"> ○ Many federal grants in the past; ABI's Public Development Officer has helped with submitting competitive apps. ○ National telecoms and information admin (US Dept of Comm.) approved \$9 m Digital Equity Act funding to support public wifi and safety notification systems on BL and other things. Received NOA late last year; received official termination notice. Looking to pivot for additional funders for this. ○ Summer 2023 - \$20m to build out NW trail - over Buford Highway and 85. Complicated. Got grant agreement in late December - currently in limbo. Hoping to secure funding but unclear. | |
| 7:05pm | Subcommittee Updates and Meeting Recaps | <ul style="list-style-type: none"> ● Development Subcommittee <ul style="list-style-type: none"> ○ Chair - David Mitchell ○ Vice Chair - Bob Morris ● Finance Subcommittee <ul style="list-style-type: none"> ○ Chair - Nate Jester ○ Vice Chair - Dawn Brockington-Shaw | <ul style="list-style-type: none"> ● Development Subcommittee Update <ul style="list-style-type: none"> ○ No updates ● Finance Subcommittee Update <ul style="list-style-type: none"> ○ FY26 draft budget presentation, questions, recommendation, and ABI response process complete ○ Nate Jester resigning from TADAC since he is running for City Council |

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| 7:05 pm | Old Business | <ul style="list-style-type: none"> N/A | <ul style="list-style-type: none"> Update: Held April 24 TADAC/BAHAB report out to the public |
| 7:05 pm | Upcoming Meetings and Announcements | <ul style="list-style-type: none"> BAHAB <ul style="list-style-type: none"> Second Tuesday quarterly, 3-5 p.m. APAB <ul style="list-style-type: none"> Third Saturday, 10-12 p.m. Atlanta Beltline Inc. <ul style="list-style-type: none"> All public meetings available online Board of Directors meets on the second Tuesday monthly, 8:30 - 10 a.m. Invest Atlanta Board <ul style="list-style-type: none"> Third Thursday monthly, 9-10 a.m. Atlanta City Council Community | <ul style="list-style-type: none"> Members participate in other relevant board and committee meetings as available, and are more informed of policy, planning, and development in/around the Beltline |

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| | | Development/Human Services <ul style="list-style-type: none">• BeltLine Design Review Committee<ul style="list-style-type: none">○ Third Wednesday monthly, 5-7 p.m.• BeltLine Network<ul style="list-style-type: none">○ TBD, 5:30-7:30 p.m.• Fulton County Board of Commissioners<ul style="list-style-type: none">○ First and third Wednesday at 10 a.m.• MARTA Board<ul style="list-style-type: none">○ Second Thursday at 1:30 p.m. | |
| 7:06pm | Adjourn | | <ul style="list-style-type: none">• David Yoakley Mitchell made a motion to adjourn the meeting; Lucy Bigham seconded |

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