



TADAC

Atlanta Beltline TADAC Annual Business Meeting Agenda/Notes
Saturday, February 1, 2025 ~ 8:00 AM - 12:30 PM ~ In-person Meeting
Atlanta Preservation Center 327 St Paul Ave SE, Atlanta, GA 30312

Meeting Attendees:

Coreen Dent, Heather Graybill, Bridgette Walton, Nate Jester, David Mitchell, Andrew Gorang, Lucy Bigham, Sagirah Jones, Mat Tainow, Joseph Kline, Dawn Brockington-Shaw, Retina Burton, Phillippa Chadd, Bob Morris, Lamar Willis, Ken Zeff, Richard Taylor, David Hamilton, Nathan Soldat, Brittany Brewster

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| 8:00 - 8:30 AM | Breakfast |
| 8:30 - 8:32 AM | Welcome |
| 8:32 - 8:45 AM | Icebreaker |
| 8:51 AM | Call to Order and Agenda Approval
<i>Andrew Gorang, TADAC Chair</i>
Richard Taylor made a motion to begin the meeting. Nate Jester seconded the motion. The motion passed unanimously. |

SIP Performance Review

Lucy Bigham, TADAC Member

- Mainline trail goal (22 miles) goal is estimated to be completed on or before 2030
 - More than 11 miles of connector trails goal to be done before 2030
- Affordable housing goals are tracking closely with percentage of finished trails
- Economic development ahead of schedule
- Jobs increased from 30k to 50k mid project - would have been on schedule if it hadn't been increased
- Construction jobs - exceeded goals
- Transit - if Marta gets the Eastside connector from streetcar from KSM to PCM by 2030 we'll have 6% of the goal complete (goal is very behind)
 - ABI - 60% of the transit corridor is expected to be complete by 2030
- Parks - only 43% of 1300 acre Greenspace goal under conservative plan
 - Need more funding for parks
- Soil remediation - no data from private developers have been collected - to know more about the 1,100 acre goal, we need ABI to ask private developers to report.
- Streetscape 32% of 46 mile goal to be completed on or before 2030



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Discussion

- Do we want to take any actions or recommendations now or do we want to wait until March (when funding might be a little clearer)?
- Soil remediation
 - **ACTION:** Recommend that ABI work with the private developers to get the soil remediation data/documentation
- Murphy's crossing contract
 - ABI will be hosting a public meeting in late Feb/early March with more info to talk about next steps and moving forward. Ongoing legal issues and trying to move it forward with public input.
 - Unclear if there has been any discussion about selling it to a private developer
- Streetcar extension - completed 30% design - there was a contract to get us to 60% but is paused.
 - Audit has been referred to the state
- Affordable housing(AH)
 - **ACTION:** Request distribution of affordable housing (this has been done in the past and ABI is confident the data exist). Comment that it is important that the amenities like parks, etc. are also in place around units
 - Currently structured as rents that are a percentage of AMI for any new developments built in the BL overlay. 10% of units capped at 60% for 10 years or 20% at 80% of AMI for 10-15 years. If you're getting funds from ABI or Invest Atlanta those caps can be extended.
 - Inclusionary zoning has been helping - percentage affordable when a new development goes up
 - First swath of affordable housing on the Eastside Beltline AH expired last year after 10 years
 - AH is measured as creation, not ongoing availability
 - Shifted over the years from rents to land holdings - massive potential for longer/deeper AH
 - Murphy's Crossing + Chapel Road - 2 proposals - 1 is our largest land holding - possibility for land swap with the city - upcoming meeting in March to share RFP
 - Site on Garson Dr (smaller site in devel)
 - 13 acres near Pittsburg yards - idea is to take it through rezoning process etc. and have a developer come in and take over.
 - More emphasis on permanent AH through ATL Land Trust



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9:15 - 10:15 AM

Beltline & Community Updates

- Commercial Affordability, *Kelvin Collins*
- Beltline Signage Update, *Meghan Injaychock*
- ABI Transit Update, *Nathan Soldat*
- Historic & Cultural Preservation Study, *Nathan Soldat (no update)*

Note: David Yoakley Mitchell recused himself from this portion of the TADAC Annual Business Meeting

Commercial Affordability - Kelvin Collins, VP of Economic Development

- BL has a critical role to play in ensuring some level of affordability and small business continue to thrive as part of the BL community
- Economic inclusion framework: community-driven economic development strategy
 - Through an ongoing process of engaging with stakeholders, small businesses, etc. ABI has launched this strategy and activities to support.
- Portfolio of work on digital inclusion and innovation - bringing technology along especially in places where there might be a lack of connectivity etc.; how can the BL foster a safe environment through technology
- Commercial district support - commercial nodes on the BL are important and how can we support and encourage them and the businesses. Continuing to invest in nonprofits as well to help plan activities about their commercial district
- Workforce strategy work: bridging the gap to employment opportunities. Opportunities that build skills for meaningful employment and employees can afford to live near the BL.
- Important to be intentional to support small and local businesses to thrive along with the BL; can't leave it up to market forces.
- Commercial affordability roadmap
 - HR&A and Kindred Futures worked across stakeholder groups to better understand desires for commercial affordability
 - Recommendations will be reviewed by executive team
- ABI's landholdings are where we want to start with depth/breadth/permanent affordability. The community can determine terms of commercial affordability (length, percentages, terms, local preferences etc.); have the greatest control over our ABI property.
- Commercial affordability consortium



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- Intend to bring a collective approach to solutions and scale them across the city. Bringing together stakeholders - small business, residents, developers, and landlords to help us determine a path forward.
- ABI thinks they are in a unique position and can help lead this conversation.

ACTION request Kelvin's slides to share with TADAC

Discussion

Q: NPU-Y is seeing a problem with commercial availability - zoned MRC-2 but being built with no commercial. Diminishes availability of commercial properties.

A: This is a challenge ABI is hoping that the consortium can address as a group.

ACTION - Bob to connect with Kelvin offline specifically on this

Q: Funding tenant improvement costs; from the rental perspective, is it to discount base rent or cap operating expenses?

A: Latter. Ultimately ABI is seeking any mechanism that can deliver long term affordability, knowing not possible everywhere. Lease terms have more flexibility because ABI helps assure stability. Might allow small businesses to get started at a Brick and mortar for 3-5 years. Ultimately want to create long term support for businesses.

Comment: an idea could be to help developers acquire and develop for tenant improvements and having a list of businesses ready to go. ABI agreed that an expansion-ready list of businesses is top of mind. ABI has a pitch competition - capital available for small businesses. Some of the businesses have determined that brick and mortar is maybe not the right future for them. Want businesses to be appropriately positioned and succeed.

Beltline Signage Update, Meghan Injaychock

- Mainline trail: upgrading signage to meet new branding requirements ("Beacon")
- Implementing minor changes in identification signage
- Wayfinding - still tweaking a few things; not final yet
 - Going with a metal cut out option and lighting so not possible to remove letters
 - Will be installed at RDA, Allene Ave, 10th and Monroe, Greenwood Dr., Cresthill etc. - neighborhood entry and more prominent entrances.
 - Weedwhackers and dog urine damage the poles; will be attached to light poles as much as possible. Can remove graffiti too.
 - A few on the NE trail by Piedmont Park to test
- Mileage markers - 'adopt the BL' sponsors signs will be underneath those. Working with the ABP to implement these.



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- Lampost banners and map holders - using something already there. Will include info about public meetings, BL events, not commercial, etc.,
- Micromobility - issue of people parking commercial bikes and scooters on the trail at PCM, 10th and Monroe, Lee and White. Trying out parking pads.
- MUTCD signs not changing much. Adding skirts to protect poles.
- Wayfinding - biggest change. Takes a long time to place the typology around trails that are open. Using signs similar to Piedmont Park Conservancy. Using fins to point people to parks and other public facilities and business districts. Engaging with neighborhoods to continue to support signage to continue signage once off the BL. Economic development has put out signs ahead of this too.
- Economic development has been working on Digital signage with the city and placement of those as we progress with more entry points. Make sure out of the way but allow trail users to utilize them. Collaborative with meetings, maps, etc.

Discussion

- Q: What is the status update on labeling of neighborhoods - banners and the wayfinding poles?
- A: Overall working to announce neighborhoods - decision making process right now and planning to test these.

ABI Transit Update, Nathan Soldat

- Transit is biggest lift and one of the original primary visions
- Idea for the transportation corridor first and foremost was to connect communities
- More MARTA projects - MARTA is the implementer of transit and holder of funds that can bring transit to BL
- Transit study
 - \$2.8 m matching with 800k from ABI - viable transit corridors from NE quadrant and Bankhead.
 - Kicked off study in 2023 with a lot of public meetings in fall 2024 with an online survey for which there was a good response rate
 - Technical recommendations in spring 2025. Hybrid open house in spring.
 - Routes and station locations mapped
 - Need to strike a balance for access vs travel time - the most stops you have the longer the travel time is.

Discussion

Q: What is the format for the planned transit?

A: Streetcar on a track. Technical planning study found it wasn't feasible to line up with BL itself everywhere.

Q: Given the streetcar hasn't reached its full potential, any discussion about non track based



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transit?

A: Eastside streetcar extension is paused - political. No guarantee that there will ever be transit on the BL. ABI's goal is that there will be transit - open to other ideas. Well designed transit could make a big difference and proof of concept would help.

Historic and cultural preservation study - Nathan Soldat

- In the procurement process and no further updates right now. Scope posted online.

10:30 - 10:48 AM **BREAK**

10:35 - 10:50 AM Review TADAC 2024 Goals
Andrew Gorang, TADAC Chair
Nathan Jester, Finance Committee Chair
Joey Kline, Development Committee Chair

10:50 - 10:55 AM TADAC 2025 Goal Setting Overview
Andrew Gorang, TADAC Chair

10:55 - 11:25 AM 2025 Sub-committee Goal Setting
Andrew Gorang, TADAC Chair
Nathan Jester, Finance Committee Chair
Dawn Brockington-Shaw, Finance Committee Vice Chair
Joey Kline, Development Committee Chair
David Yoakley Mitchell, Development Committee Vice Chair

11:25 - 11:45 AM Elections
Andrew Gorang, TADAC Chair

Decision: Resume elections for full slate of positions every two years; offer to people who started midway to continue out the term and then potentially be re-elected.

Elections

- TADAC Chair - Sagirah Jones nominated Andrew Gorang (incumbent)
- TADAC Vice Chair - Joey Kline nominated Matt Quickie Tainow (incumbent)
- Development Subcommittee Chair - Matt Quickie Tainow nominated David Yoakley Mitchell Development Subcommittee Vice Chair - Matt Quickie Tainow nominated Bob Morris
- Finance Subcommittee Chair - Matt Quickie Tainow nominated Nate Jester
- Finance Subcommittee Vice Chair - Matt Quickie Tainow nominated Dawn Brockington Shaw



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- Parliamentarian - Andrew Gorang nominated Coreen Dent
- Secretary - Andrew Gorang nominated Phillippa Chadd to continue and Bridgette Walton co-secretary

11:51 Matt Quickie Tainow made a motion to approve slate, Nate Jester seconded
The motion passed unanimously; slate approved

11:45 - 12:00 PM 2025 Meeting Schedule & Requirements
Nathan Soldat, Director of Community Engagement, Atlanta Beltline, Inc.

- Historically have met monthly
 - Next full committee will be March - the full committee will meet on odd months and subcommittees on even months
 - Fourth Tuesday - times stay the same.
- State of the City in Feb - subcommittee chairs to decide if they want to move the meeting or not.
- Matt Quickie Tainow made a motion to adjourn the meeting. Joey Kline seconded the motion. The motion passed unanimously at 11:57.

11:57 - 12:05 PM Annual Report Out Overview & Volunteer Solicitation
Andrew Gorang, TADAC Chair

Decision: Andrew to propose two dates for community report out: Wed April 2 or 23

12:05 PM Adjourn
Andrew Gorang

- Matt Quickie Tainow made a motion to adjourn the meeting. Joey Kline seconded the motion. The motion passed unanimously.
- Meeting Adjourned at 12:05 PM