



Community Benefits Plan Committee

Organization	Name/Chair	Contact	Address
Council District 2	Councilmember Kwanza Hall	khall@atlantaga.gov	Atlanta City Hall, 55 Trinity Avenue SW, Suite 2900, Atlanta, Georgia 30303
Council District 3	Councilmember Ivory Young	ilyoung@atlantaga.gov	Atlanta City Hall, 55 Trinity Avenue SW, Suite 2900, Atlanta, Georgia 30303
Council District 4	Councilmember Clela Winslow	cwinslow@atlantaga.gov	Atlanta City Hall, 55 Trinity Avenue SW, Suite 2900, Atlanta, Georgia 30303
Council Post 1	Councilmember Michael Bond	mbond@atlantaga.gov	Atlanta City Hall, 55 Trinity Avenue SW, Suite 2900, Atlanta, Georgia 30303
Council President	Councilmember Ceasar C. Mitchell	ccmitchell@atlantaga.gov	Atlanta City Hall, 55 Trinity Avenue SW, Suite 2900, Atlanta, Georgia 30303
Mayor's Designee	Katrina Taylor-Parks	ektaylor@atlantaga.gov	Deputy Chief of Staff Atlanta City Hall, 55 Trinity Avenue SW, Suite 2400, Atlanta, Georgia 30303
NPU-L	Yvonne Jones	Vonnjo22@gmail.com	Chairperson, NPU-L 388 Griffin Street, NW, Atlanta 30314
NPU-M	Robin Gagnon	vp@castleberryhill.org	Vice President, NPU-M P.O. Box 89307 Atlanta, GA 30312
Atlanta Downtown Neighborhood Association	Kyle Kessler	Kyle.kessler@gmail.com	Vice President, Atlanta Downtown Neighborhood Assoc. P.O. Box 57021 Atlanta GA 30303
Marietta Artery Neighborhood Association	Suzanne Bair	suzannebair@earthlink.net	President, Marietta Street Artery Assoc. 500 Means Street, NW Studio I Atlanta, GA 30318
Vine City Civic Association	Rev. Dexter Johnson	pastordjohnson@hgec.org	President, Vine City Civic Association 561 Spencer Street

			Atlanta, GA 30314
English Avenue Neighborhood	Demarcus Peters	dpeters@4eana.org	President, English Avenue Neighborhood Association 693 Dalvigney Street #116, Atlanta, GA 30318
Castleberry Hill Neighborhood	Scott Chapman	president@castleberryhill.org	President, Castleberry Hill Neighborhood Association P.O. Box 4597 Atlanta, GA 30302
Westside TAD Advisory Board	Makeda Johnson	makeda.johnson@gmail.com	604 Delbridge Street NW Atlanta, Georgia 30314
Invest Atlanta	Ernestine Garey	egarey@investatlanta.com	COO-Invest Atlanta 133 Peachtree St. NE Suite 2900, Atlanta, GA 30303
City Dept. of Planning	Charletta Jacks	cjacks@atlantaga.gov	Director of Planning Atlanta City Hall 55 Trinity Avenue SW, Suite 3350, Atlanta, Georgia 30303
English Avenue/Vine City Ministerial Alliance	Rev. Howard Beckham	revbeckham@bellsouth.net	President, English Avenue/Vine City Ministerial Alliance 383 Paines Avenue Atlanta, Georgia 30314

BYLAWS OF NEW STADIUM PROJECT - COMMUNITY BENEFITS PLAN COMMITTEE

By Resolution 13-R-0615 the New Stadium Project – Community Benefits Plan Committee (the “Committee”) was established by the Atlanta City Council on March 18, 2013 and approved by the Mayor on March 21, 2013. The initial purpose of the Committee was to develop a Community Benefits Plan (the “Plan”) in relation to the New Stadium Project. The Plan was to serve as a guide for the administration of the Westside TAD Community Improvement Fund and make recommendations regarding the Arthur M. Blank Family Foundation’s Neighborhood Prosperity Fund. After five months of deliberation, the Committee voted to recommend approval of the Plan on November 25, 2013 and the Plan was unanimously approved by the Atlanta City Council in Resolution 13-R-3783 adopted on December 2, 2013. Although the Community Benefits Plan began to be implemented by Invest Atlanta, the Committee, decided to remain in existence to receive updates regarding the New Stadium Project.

The following are the bylaws governing the Committee:

NAME AND LOCATION

The name of the committee will be the New Stadium Project – Community Benefits Plan Committee, hereinafter referred to as the “Committee”. The principal office of the Committee (until otherwise designated by the Committee as hereinafter defined shall be located at the Office of the Mayor, 55 Trinity Street, Atlanta, Georgia, 30303 and meetings will be held at City Hall or at locations in the Westside Neighborhood Tax Allocation District.

PREAMBLE

Although the Committee was created initially to develop a Community Benefits Plan in relation to the construction of a new multi-purpose domed stadium in or adjacent to the neighborhoods of Vine City, English Avenue, and Castleberry Hill, that purpose was satisfied in November 2013. It is now the objective of the Committee to receive updates regarding the progress of the New Stadium Project and other related projects in the Westside Neighborhood TAD. Such updates include: status reports, progress reports, forthcoming projects and other areas of interest in relation to the following matters:

- Stadium Construction;
- Neighborhood Prosperity Fund Projects;
- Community Improvement Fund Projects; and
- Westside TAD environmental issues related to the New Stadium Project

The Committee's function is to ensure that the Vine City, English Avenue and Castleberry Hill communities as well as other stakeholders are informed about the status of the New Stadium Project and their concerns are heard by the administrators of the various New Stadium Project initiatives including: The Arthur M. Blank Family Foundation, City of Atlanta and Invest Atlanta.

ARTICLE I
MEMBERS

In accordance with City Resolution 13-R-0615 the Board consist of one representative from the following:

1. City Councilmember from District 2
2. City Councilmember from District 3
3. City Councilmember from District 4
4. City Councilmember from Post 1
5. The Mayor or his/her designee
6. City Council President or his/her designee
7. NPU M
8. NPU L
9. Atlanta Downtown Neighborhood Association
10. Marietta Street Artery Neighborhood Association
11. Vine City Civic Association
12. English Avenue Neighborhood Association
13. Castleberry Hill Neighborhood Association
14. Westside TAD Neighborhood Advisory Board
15. Invest Atlanta
16. City of Atlanta Department of Planning and Community Development
17. English Avenue-Vine City Ministerial Alliance

Member Selection. The organizations listed above shall select a representative by majority vote and that representative will serve a two (2) year term on the Committee or until his or her successor is duly elected. The organizations shall notify the Committee and Invest Atlanta in writing (including e-mail) when a new member has been selected to represent the organization. A member shall not serve on the Committee for more than four (4) years; excluding City Councilmembers, the Mayor or his/her designee, and the City Council President or his /her designee.

Compensation. No member of the Committee shall receive compensation for any service he may render on the Committee's behalf.

ARTICLE II
OFFICERS

Officers. The Committee shall elect a Chair and a Vice-Chair from the members of the Committee. It will be the Chair's responsibility to convene and facilitate all Committee meetings, verify and attest to the accuracy of the minutes of any meeting, develop the agenda and coordinate with the Arthur M. Blank Family Foundation, City of Atlanta and Invest Atlanta in relation to meetings and desired updates.

Nomination. Nominations for the officers may be made by any member of the Committee.

Election. The Committee shall elect their officers, who will serve for a term of one (1) year, or until his or her successor is duly elected, unless he or she shall sooner resign, be removed, be incapable of performing (whether due to death, disability or inability to so serve), or otherwise be disqualified to serve. If an officer is elected to serve the remaining term of said officer, such newly elected officer will serve for the remainder of the year elected and following year

Resignation and Removal. Any Officer may be removed from office, with or without cause, by the Committee. Any Officer may resign at any time by giving written notice to the Committee and the organization he/she represents. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

ARTICLE III
MEETINGS

Quarterly Meetings. The regular meetings of the members of the Committee shall be held every three months on a date (which is not a legal holiday) established by the Committee or as often as the Committee determines necessary. Meetings will be held at a location within the Westside Neighborhood TAD or elsewhere should the Committee select a different location. The Chair shall set the agenda and coordinate updates with the Arthur M. Blank Family Foundation, City of Atlanta, Invest Atlanta and any other desired parties.

Notice of Meetings. Written notice of the place, date and time of every quarterly meeting shall be emailed at least seven (7) days before such meeting. Each member shall register his/her e-mail address with the Chair and notices of such meetings will be sent to the address of record.

Special Meetings of the Committee. Special meetings of the Committee shall be called by a group of at least seven (7) Committee members by written notice (including email) at least eight (8) days before such meeting. The notice shall indicate the location, date and time of the special meeting.

Quorum. A quorum at any meeting of the Committee, whether regular or special, shall consist of at least nine (9) members present at the meeting.

ARTICLE IV
MISCELLANEOUS

Books and Records. The books, records and minutes of the Committee shall be kept by the Vice-Chair or his/her designee and will be open for inspection by the members.

Parliamentary Rules. Roberts Rules of Order (current edition) shall govern the conduct of all Committee proceedings, when not in conflict with Georgia law or these bylaws.

Dissolution. The Committee can be dissolved at any time with a majority vote of its members.
Conflicts of Interest

WESTSIDE TAX ALLOCATION DISTRICT ADVISORY BOARD
Contact Sheet, May 2017

NAME	SEAT OCCUPYING	CONFIRMATION DATE	EMAIL	PHONE
Yvonne Jones	NPU-L	08/26/2014	vonnjo22@gmail.com	
Makeda Johnson	Nonprofit	07/01/2013	Makeda.johnson@gmail.com	404-936-8700
Colette Haywood	English Avenue	08/18/2014	colettehaywood@gmail.com	
Jerome Trimble	Neighborhood CDC	09/02/2014	jerome.trimble@live.com	
SJ Tuck	Neighborhood Churches	08/18/2014	sjtuck@att.net	
Tracy Gate	Merchant	08/26/2014	tag3291@yahoo.com	
Unassigned	Vine City	TBD	TBD	TBD

AMENDED AND RESTATED BYLAWS
of the
WESTSIDE TAD NEIGHBORHOOD ADVISORY BOARD
ADOPTED JULY 27, 2006

By Resolution 98-R-0777 the Westside Redevelopment Plan and Tax Allocation Bond District (Westside TAD) was adopted by the Atlanta City Council on July 6, 1998 and approved July 13, 1998. Within the plan it was deemed that in order to most effectively implement the plan there should be the establishment of an Advisory Board for both the Downtown and Neighborhood Areas within the TAD to work with the City of Atlanta's redevelopment agent. The City's redevelopment agent is the Atlanta Development Authority (ADA). The following are the bylaws governing the Westside TAD Neighborhood Advisory Board.

NAME AND LOCATION

The name of the advisory board will be the WESTSIDE TAD NEIGHBORHOOD ADVISORY BOARD, hereinafter referred to as the "Board". The principal office of the Board (until otherwise designated by the redevelopment agent or the Board as hereinafter defined) shall be located at c/o Atlanta Development Authority (ADA), 86 Pryor St SW, Suite 300, Atlanta, GA 30303-3131 and meetings will be held within said location.

PREAMBLE

It is the role of the Board to advise the ADA's Board of directors in their TAD financing decision for proposed development projects seeking TAD financing within the downtown area. The Advisory Board will use the Westside Redevelopment Plan & Tax Allocation Bond District document as a guide for project approval. The Board will also work for the restoration of the urban fabric of Downtown and the affected Westside Neighborhoods of Castleberry Hill, Herndon Homes, Vine City and English Avenue; expanded housing opportunities, improvements to the public environment, and retail and entertainment uses deserve the careful consideration of the Advisory Board. The following criteria will be used to determine the eligibility of a project:

- Depressed area clean-up;
- Improvement of infrastructure;
- Environmental clean-up (EPA, EPD);
- Incent development of housing and supporting retail;
- Foster pedestrian linkages between activity centers within TAD;
- Supports a pedestrian-sensitive traffic system, and pedestrian/urban building design;
- Provide a better overall atmosphere and environment, including greater public safety;
- Enhancement of sites, streets, and the visual environment;

- Current landuse
- Context – (how project relates to its surrounding area in function and form/ relates to any historic structures or districts)
- Consistent with the redevelopment plans of the TAD sub-area;

Increase area tax base and/or stimulate private investment. The Boards purpose is to ensure that the sentiments of stakeholders within the areas most effected by the proposed development are heard and these sentiments are taken into consideration by the final decision-makers in the TAD financing process.

The Board will have an opportunity to make recommendations for the improvement of projects placed before the board. Those recommendations will be forwarded to both the project developer and the ADA’s Board of Directors.

Developers submitting a project for TAD financing will be required to provide a project package that will include: the specific location of the project, total cost of the project, current parcel property tax, a thorough description of the project, and a funding level request. ADA will review all projects prior to the Board’s review and will provide the Board with an evaluation of the level of TAD funding the project will support. ADA will also use the same criteria that the board uses to determine the eligibility of the project for TAD funding to make a TAD funding level recommendation.

ARTICLE 1 MEMBERS

The Board will consist of one voting representative from the following:

VOTING MEMBERS

1. Vine City Neighborhood
2. English Avenue Neighborhood
3. Neighborhood Community Development Corporations (CDC’s)
4. Neighborhood Churches
5. Neighborhood Merchants
6. NPU-L Representative
7. Neighborhood Non-Profit Organizations

The above organizations will submit the name of three possible representatives from which the Mayor of Atlanta will choose one.

Each organization will reselect their representative every other year. Organizations with an odd number by their name will resubmit three names for the Mayor to review on odd number years. Organizations with an even number by their name will resubmit three names for the Mayors review on even number years. It is intended that representatives of voting organizations serve at least 2 years and no more than 6 years.

The following will be non-voting members of the Board:

NON-VOTING MEMBERS

- Atlanta Development Authority (ADA)
- City of Atlanta Department of Planning, Development & Neighborhood Conservation (DPDNC)
- Fulton County Health Department
- Atlanta Board of Education

Compensation. No member of the Board shall receive compensation for any service he may render on the Boards behalf. However, any member may be reimbursed for his actual expenses incurred in the performance of his duties, at the Boards election.

Board Expenses. Any Board expenses will be considered administrative expenses incurred in the management of the Westside Tax Allocation District and will handled as directed by the laws that address administration of Tax Allocation Districts under the “Urban Redevelopment Act”.

ARTICLE 2 OFFICERS

Officers. At the first Board meeting the Board will elect a Chairman and a Vice-Chairman from the **voting members** of the Board. It will be the Chairman’s responsibility to conduct all board and special meetings, verify and attest to the accuracy of the minutes of any meeting (actual minutes will be taken and transcribed by ADA), and conduct any other business the Board may authorize. It will be the Vice-Chairman’s responsibility to perform the Chairman’s responsibilities in his/her absence.

Nomination. Nominations for the officers may be made by any member of the Board voting or non-voting.

Election. The Board shall elect their officers at their first Board meeting and then at the first Board meetings of a fiscal year after the officers have served an entire year.

Term of Office. Officers shall be elected annually by the Board and each shall hold office for a term of (1) year or until his or her successor is elected, unless he or she shall sooner resign, or shall be removed, or otherwise disqualified to serve. If an Officer is elected in the middle of a fiscal year that Officer will serve for the remainder of the year elected and the following year.

Resignation and Removal. Any Officer may be removed from office, with or without cause, by the Board. Any Officer may resign at any time by giving written notice to the Board, the organization he/she represents, and the redevelopment agent. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein,

and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

ARTICLE 3 MEETINGS

Meetings. The regular meetings of the members of the Board shall be held every three months on a date (which is not a legal holiday) established by the Atlanta Development Authority (ADA) who is the redevelopment agent for the Westside TAD. Meetings will be held at ADA's office unless otherwise stated. The members shall at such quarterly meetings advise the redevelopment agent as to which projects within the TAD they would like to support and at what level within their designated areas.

Special Meetings of the Board. Special meetings of members shall be held, at ADA's office unless otherwise stated, as shall be designated in the call of the meeting. Special meetings may be called by the redevelopment agent for the Westside TAD at any time.

Telephone and Similar Meetings. To the extent legally permissible, members may participate in and hold a meeting by means of conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other. Participation in such a meeting shall constitute presence in person at the meeting, except where a person participates in the meeting for the express purpose of objecting to the transaction of any business on the grounds that the meeting is not lawfully called or convened.

Notice of Meetings. Written notice of the place, date and time of every Quarterly or Special Meeting of members shall be mailed/e-mailed at least seven (7) days before such meeting. Each member shall register its mailing and/or e-mail address with the redevelopment agent of the Westside TAD, and notices of such meetings will be sent to address of record. If for a special meeting, such notice shall state the object or objects of the meeting. It shall not be necessary for quarterly meeting notices to state the object of the meeting.

Quorum. A quorum at any meeting of the Board, whether quarterly or special, shall consist of the presence at such meeting, in person or by proxy, of at least four voting members.

Voting. Members appointed by Vine City Neighborhood, English Avenue Neighborhood, Neighborhood Community Development Corporations (CDC's), Neighborhood Churches, Neighborhood Merchants, Neighborhood Non-Profit Organizations, and NPU-L Representative, will each have one vote. Non-voting members do not have a vote.

ARTICLE 4
MISCELLANEOUS

Books and Records. The books, records and minutes of the Board shall be kept by the redevelopment agent and will be open for inspection by the members to be view by at the offices of the redevelopment agent during business hours.

Indemnification. In the event that any person who was or is a party to or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, seeks indemnification from the Board against expenses, including attorneys' fees (and in the case of actions other than those by or in the right of the Board, judgments, fines and amounts paid in settlement), reasonably incurred by such person in connection with such action, suit, or proceeding by reason of the fact that such persons is or was a member both voting and non-voting or is or was serving at the request of the Board as officer, employee, trustee, or agent of another entity, domestic or foreign, non-profit or for profit, partnership, joint venture, trust, or other enterprise, then, unless such indemnification is ordered by court, the Board shall determine, or cause to be determined, in the manner provided under Georgia law whether or not indemnification is proper under the circumstances because the persons claiming such indemnification has met the applicable standards set forth by Georgia law. The person claiming such indemnification shall be indemnified to the fullest extent now or hereafter permitted by the Georgia law.

Parliamentary Rules, Roberts Rules of Order (current edition) shall govern the conduct of all Board proceedings, when not in conflict with Georgia law or these bylaws.

Fiscal Year. The fiscal year of the Board shall commence on July 1 of each year, and end on June 30 of the following year, commencing July 1, 2006.