

Agenda

Executive Committee Meeting
Little Five Points Community Improvement District
6:30 p.m. December 14, 2021

1629 McLendon Ave.
Chairperson, Craig Pendergrast, Presiding

Welcome and Call to Order (5 min) Craig Pendergrast

Attendees: Craig, Scott, Jeff, Walter, Mack - called to order 6:39 pm

Approval of Agenda Craig Pendergrast

Scott moved, second from Jeff - unanimous

Approval of [Minutes](#) Craig Pendergrast

Jeff moved, second from Scott - unanimous

Executive Director's Update Lauren Welsh

Financial Update (5 min) Scott Pendergrast

[December Budget](#)

Will present 2022 budget in January with Scott

Work Plan Review

1. BID Conversion (10 min) Lauren Welsh
 - a. [Property list](#) - All existing members consented by Jan 31; verify dates for county consents; Lauren to look into becoming a notary; go to City Council in February and have approved ordinance by end of March
 - b. [Ordinance](#)
 - c. [District Plan](#)
 - d. [Overview](#)

2. Euclid & TSPLOST Lauren Welsh

Lauren to follow up with Josh to see how we can help and to attend upcoming IPNA and CPNO meetings to share info and promote

3. Alliance update/next step

New board member - Taylor Massey; Alliance fundraising around security camera, Georgia Works; consider clean-up campaign and how to encourage businesses to pick up; lawsuit PR

Adjourn at 7:42

# of Owners	Parcel ID	OWNER	SNP	Site Name	Business Name	Market Value	Favorable Value (40%)	3.5 MELLIS	3 MELLIS	2 MELLIS	
1	11-201-03-206	VANTAGE PARADISE PARTY	377	MOORELAND	Zoo/Party	230,000	92,400	322.66	278.72	384.08	
2	11-201-03-209	111 GROUP LLC	365	MOORELAND	Restaur. Grille	634,000	240,000	879.9	758.8	691.2	
1	11-201-03-270	111 GROUP LLC	351	MOORELAND	Restaur. Grille	870,000	348,000	1218	1044	690	
2	11-201-03-271	CANOPY PARTNERS INC	377	MOORELAND	Canopy	1,090,000	416,000	1512.84	1314.72	876.48	
1	11-201-03-272	111 GROUP LLC	331	MOORELAND	parlour bar	57,820	29,418	601.88	52.08	58.16	
1	11-201-03-274	111 GROUP LLC	327	MOORELAND	parlour bar	32,100	28,884	301.04	88.50	17.78	
1	11-201-03-275	111 GROUP LLC	323	MOORELAND	parlour bar	209,270	149,748	501.18	631.24	327.696	
8	11-240-03-014	SHARPE WILLIAM C. SHARPE BETTY J	473	MOORELAND	UPPS Post Office	1,580,000	624,000	2188.7	1872.6	1248.4	
1	11-240-03-051	SHARPE WILLIAM C. SHARPE BETTY J	471	MOORELAND	Post Office	817,000	331,000	1172.64	1005.03	670.68	
1	11-240-03-018	POINT CENTER PARTNERS	437	MOORELAND	Star Bar	700,000	280,000	980	840	560	
1	11-240-03-010	POINT CENTER PARTNERS	417	MOORELAND	Accelerator 1 HOTEL etc.	1,611,400	683,760	2484.06	1701.28	1347.52	
5	15-001-0001-001-1	PGA PARTNERS L P	1174	SEAFORD	Optic Tavern	600,000	260,000	861	720	480	
7	11-240-03-003	1181 EICKER LLC	1189	SEAFORD	Intermarket at Woodmont	481,300	180,520	661.82	483.56	311.04	
1	11-240-03-005	1188 MORGANSON LLC	1188	NICHOLSON	Commerce Square Plaza Ctr	426,700	170,680	597.48	511.08	341.36	
						DEVALU TOTAL	5,918,050	3,728,000	13,038	11,172.66	7,468

# of Owners	Parcel ID	OWNER	SNP	Site Name	Business Name	Market Value	Favorable Value (40%)	3.5 MELLIS	3 MELLIS	2 MELLIS	
1	14-00100110041	KRE GONVOR HOUSE LLC	292	MOORELAND	Winning Bar	1,184,000	780,000	2760.6	2316.8	1571.2	
1	14-00100110042	CITY OF ATLANTA	326	MOORELAND	Bliss Recreation Center	13,784,000	0	0	0	0	
1	14-00100110044	WINDLAND HOME ASSOCIATES L L C	428	MOORELAND	CAFFEIN Apartments	476,200	80,000	1322.21	1050.96	700.64	
1	11-240-03-017	ALVIE PROPERTIES MOORELAND LLC	467	MOORELAND	Alv/Octav	618,900	251,560	887.49	760.69	507.12	
1	14-00100110045	UTTIE FIVE POINTS PARTNERSHIP LLP	450	MOORELAND	Henery's LS Liquor, As conv. etc	2,060,000	3,028,000	1058	1017	2088	
1	11-240-03-016	488 811 MOORELAND LLC	451	MOORELAND	Wink	1,000,000	400,000	1400.14	1200.12	800.08	
1	14-00100110048	UTTIE FIVE POINTS PARTNERSHIP LLP	484	MOORELAND	Sevage Plaza, US Pharmacy	2,418,100	964,400	3382.14	2869.32	1912.88	
1	14-00100110049	612 ATLANTA LLC	424	SEAFORD	Wings Coffee	230,000	82,800	324.8	278.4	180.8	
1	14-00100110051	BRING ASSOCIATION OF EICKER AVE NUS 0	0	SEAFORD		25,200	30,080	105.28	90.24	60.16	
1	14-00100110081	UTTIE FIVE POINTS PARTNERSHIP LLP	409	SEAFORD	Vintage Pharmacy	1,000,000	760,000	2660	2280	1520	
1	14-00100110082	TRINOPOLYAN CORPORATION OF ATLANTA	1105	SEAFORD	Senes Square	1,170,800	0	0	0	0	
1	14-00100110042	BANKS IRVING FAMILY TRUST INC	1114	SEAFORD	Reg 2-center	964,000	386,400	1352.4	1151.2	772.8	
1	14-00100110043	612 ATLANTA LLC	1126	SEAFORD	Arden's Centers	178,400	211,660	808.96	681.08	462.71	
1	14-00100110044	PATRONUS JOHN ET AL	1133	SEAFORD	MarinMarket	649,000	176,040	629.86	531.88	353.82	
1	14-00100110044	WINDMILLAR BUILDING L L C	1140	SEAFORD	POP 2019 Woodford	688,400	271,360	948.8	814.88	541.12	
1	14-00100110045	HARTS JAMES J	1150	SEAFORD	Stacy City Arcade	120,000	24,000	1024.8	878.4	585.6	
1	14-00100110042	STEWERS SAUL J ET AL	1152	SEAFORD	Culture of Accounts	800,000	340,000	1160	1020	680	
1	14-00100110041	612 ATLANTA LLC	1156	SEAFORD	The Regent	738,700	314,680	1104.18	948.48	632.16	
1	14-00100110048	SHREYSHAS ASSE F M MANAGEMENT LLC	1160	SEAFORD	Burg On Falburn	179,000	211,800	811.1	695.4	463.8	
1	14-00100110048	612 ATLANTA LLC	1166	SEAFORD	The Fun Shop	638,000	261,600	952.88	821.68	547.12	
1	14-00100110048	VALLANCOURT BRWAVE L	1168	SEAFORD	Crest Court	389,800	111,600	405.92	347.76	231.84	
1	14-00100110045	EUCHS BARRY M & PAULETTI M	1172	COLOQUITT	118th S Plaza, Movie Center	408,000	163,200	598.46	514.88	339.12	
						Parkton TOTAL	24,874,200	8,476,340	304,849	254,428	164,960
						TOTAL CURRENT	48,132,250	31,498,340	136,107	113,608	123,289

# of Owners	Parcel ID	OWNER	SNP	Site Name	Business Name	Market Value	Favorable Value (40%)	3.5 MELLIS	3 MELLIS	2 MELLIS
1	14-00100110042	VALERIE TOMAS	428	SEAFORD	Urbn 2 Plaza	217,200	84,800	302.88	251.68	167.76
1	14-00100110043	SEAFORD VENTURE L P	438	SEAFORD	The Oaks Apartments	1,380,000	512,000	1802	1616	1104

s (5 min)

Lauren Welsh

5. New Stuff