

Forest Park/Fort Gillem Implementation Local Redevelopment Authority
Board of Directors Meeting
January 22, 2014
Minutes

A regular meeting of the Forest Park/Fort Gillem Local Redevelopment Authority was held on Wednesday, January 22, 2014, at the Forest Park City Hall, 745 Forest Parkway, Forest Park, GA 30297.

Board Members: Dabouze Antoine; Latresa Akins; Frank Brandon; Kim Carter for Gretchen Corbin; Gail Hambrick; David Lockhart; Linda Lord; Maudie McCord; Willie Oswalt; and, John Westervelt.

Staff, Legal Counsel and Others: Fred Bryant, Executive Director; Angela Redding, Management Analyst; Mike Wilson, DOD OEA; Owen Nuttal and Mike Carellas, Forts McPherson/Gillem BRAC Office; Linda Balcom and Kimberly Sanders, Weston Solutions.

John Westervelt, Chairman, called the meeting to order at 6:00 p.m. There was a quorum present. The following matters were addressed:

Approval of Minutes: Linda Lord made a motion to approve the minutes of the December 18, 2013 meeting, seconded by Maudie McCord. The Board voted unanimously to approve the motion.

Chairman's Announcements and Comments:
John Westervelt welcomed everyone to the meeting.

Executive Director's Update:

Fred Bryant introduced Dabouze Antoine, recently sworn in to City Council; Mike Wilson, OEA Project Manager; Owen Nuttal and Mike Carellas, McPherson/Gillem BRAC; and, Linda Balcom and Kimberly Sanders of Weston Solutions.

Old Business:

On January 8, 2013, the ILRA forwarded to the Army final comments on the environmental and survivability provisions of the MOA and Quitclaim Deed. The ILRA also provided final comments on the Guaranty Letter and Promissory Note. The draft Intergovernmental Agreement is being prepared.

The ILRA and Project Jasper have had calls and meetings to discuss the Brownfields Program, real estate issues and the draft Purchase and Sale Agreement. The ILRA continues to be optimistic about finalizing this deal. Project Bluebird has sent an email indicating they are still evaluating the site. The ILRA Team and Development Partners will meet with Project Falcon the first week of February.

New Business:

On January 21, 2014, Fred Bryant and Todd Silliman met with Jud Turner and Jeff Cowan of Georgia EPD. Mr. Turner, the Director, expressed his pleasure with the progress by the Army on environmental remediation efforts, but desires to see additional progress on the off-site groundwater contamination. He

does not desire to have the FOST property listed on the NPL, but may request a groundwater only listing by EPA of the FOSET properties in the future. Fred Bryant will provide a monthly update to Mr. Turner and Mr. Cowan on the ESCA discussions and plans for groundwater remediation. Mr. Turner outlined three acceptable options that include the Army and ILRA entering into an ESCA and either some type of consent order or NPL listing for the groundwater.

Fred Bryant and Linda Balcom briefly discussed the ESCA Technical Assumptions document and review meeting held earlier today, as well as the milestones moving forward. The Technical Assumptions document will be sent to the Army on or about January 30, 2014. An ESCA can be in place by Fall 2014.

Fred Bryant indicated that he is preparing an OEA grant amendment request to cover three items: an increase in legal fees for the BRAC Attorney, the Georgia Brownfields Attorney and the City Attorney; a refinement of the Overlay Zoning District Regulations and Design Guidelines approved by the Board in 2010; and, an amendment to the scope of work and not to exceed price for the Hood Avenue Widening Design and Engineering awarded to Lowe Engineers in December 2013. The Hood Avenue scope has been expanded to include work on Flankers Metcalf Road, which is the western gateway Forest Park. That work will require increasing the not to exceed contract price of \$289, 824. Fred Bryant requested motions authorizing him to prepare the grant amendment and ordinance to be sent to the Mayor and Council for approval as well as approving the increase in the not to exceed contract price for Lowe Engineers.

David Lockhart made a motion to authorize Fred Bryant to prepare the OEA grant amendment and ordinance and to submit them to Mayor and Council for approval, seconded by Latresa Akins. The Board voted unanimously to approve the motion.

David Lockhart made a motion to amend the scope of work for the Hood Avenue project to include Flankers Metcalf Road and to increase the not to exceed contract price to \$289, 824, seconded by Willie Oswalt. The Board voted unanimously to approve the motion.

The next regular meeting will be February 26, 2014, at 6:00 p.m.

Open Discussion:

None.

Adjournment:

A motion was made by David Lockhart to adjourn the meeting. The motion was seconded by Frank Brandon. The meeting was adjourned at 6:30 p.m.

Recorded By:

Fred Bryant, Forest Park/Fort Gillem LRA
Executive Director

Approved:

March 26, 2014

Fred E. Bryant
Executive Director