

MINUTES

WORK SESSION OF THE BOARD OF DIRECTORS

METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

September 12, 2019

12:05 p.m.

Board Members Present

Roberta Abdul-Salaam
Robert L. Ashe III
Roderick E. Edmond
William 'Bill' Floyd
Roderick A. Frierson
Jerry Griffin
Freda B. Hardage
Alicia M. Ivey
John 'Al' Pond
Rita Scott

Staff Members Present

Jeffery A. Parker
Wanda Dunham
Gordon L. Hutchinson
Elizabeth O'Neill
Franklin Rucker
David Springstead
Heather Alhadeff
LaShanda Dawkins
David Petrisky (Acting)
James Sibert (Interim)
Kirk Talbott
Tom Young (Interim)

Also in attendance Dean Mallis; Executive Director Paula Nash; Sr. Directors Lyle Harris (Contractor), Kevin Hurley, Colleen Kiernan, Jacob Vallo and Don Williams; Directors David Emory, Connie Krisak, Dorinda McCombs and Adam Shumaker; Manager Stephany Fisher; Manager MARTA Board of Directors Rebbie Ellisor-Taylor; Manager Executive Office Administration Tyrene Huff; Sr. Executive Administrator Keri Lee. Also in attendance Adrien Carter, Cedric Griffin, Anthony McCalla, Courtne Middlebrooks and LaTonya Pope.

Others in attendance were Robert Highsmith and Koko K Lewis of Holland & Knight, John Baylais of ARC; Rhonda Briggins of Jacobs; Tim Brown of Jacobs; Joetta Burnette; Amanda Chatman; Jennifer Dean; Keidra Harris of Jacobs; London Harris; David Haynes of ARC; Stella Lawson; LeighAnn Little of Jacobs; Tom Mellink of Jacobs; Julie Price of Arcadis; Jonathan Ravenelle of ATL; Robert Smith of EDACC; Sherri B. Williams of Georgia Standup; Ed Williams of Concerned Citizens for Effective Government and Curtis Wilson of Russell.

Approval of the August 15, 2019 Work Session Minutes

On motion by Mr. Ashe seconded by Ms. Ivey, the minutes were unanimously approved by a vote of 8 to 0, with 8 members present.

Chair's Report

Upcoming Meetings

Thursday, September 26, 2019

- Planning & External Relations Committee – 9:30am
- Operations & Safety Committee – (immediately following Planning)
- Business Management Committee – (immediately following Operations)

Thursday, October 10, 2019

- Work Session – 12:00noon
- Board – 1:30pm

* * *

TOD Update

Mr. Vallo presented an update on the Authority's Transit-Oriented Development (TOD).

Transit-Oriented Development

- The TOD group at MARTA manages the transit system's land holdings to create value for our patrons, the communities in which we operate and the Authority
- The joint development efforts grow MARTA's long-term fixed income portfolio (ground leases) for the benefit of our transit operations
- The Authority think about people first and then the environment design around them. This makes the Authority more "people focused" and less "sticks and bricks" focused.
- TOD utilizes project management and finance skill set to actively pursue "value capture" and public-private-partnership solutions to accelerate transit expansion and to create infill station opportunities throughout the MARTA system

Impact Investment Management

- TOD is a fiduciary on behalf of MARTA and jurisdictional partners charged with delivering both social and financial returns

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Compass

- Jobs (Office Properties)
- Affordable Housing
- Fresh MARTA Market
- USDA Grant – September 2020 - \$231,000 remaining on the Grant
(spend approximately \$15K/month to operate)
- Provide transportation (bus/rail) for healthcare, education and parks

Mr. Floyd asked if ground lease funding allows the Authority to use funding for operating purposes.

Mr. Vallo said yes ground lease funding would permit the Authority to use funding for operating purposes.

Mr. Floyd asked if it was more beneficial to use ground leases or sell the property.

Mr. Ashe said ground leases allow MARTA to have more long-term control over dirt, opposed to selling the property and losing control over the asset immediately.

Seven (7) Opportunity Zone Stations

- | | |
|---------------|----------------------------|
| - Vine City | - West End |
| - Ashby | - Lakewood / Ft. McPherson |
| - Bankhead | - Five Points |
| - H.E. Holmes | |

Dr. Edmond asked why Oakland City was not included in the seven (7) Opportunity Zone Stations.

Mr. Vallo said staff met with the developers of Oakland City and encouraged them to submit unsolicited proposals which would begin the procurement process. Currently, nothing has been received. This is one reason why Oakland City was not included in the Opportunity Zone Stations.

Dr. Edmond said this has been an issue which has been revisited approximately six (6) times within the last year. At one point, staff discussed generating a plan to have unsolicited bid procedures. This procedure would grant incentives to individuals who brought new ideas to the Authority.

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Mr. Parker said staff has created a policy, which was approved by the Board. This policy indicates that the Authority must go through a solicitation.

Dr. Edmond asked for a detailed policy via email.

Mr. Frierson asked has there been any discussion with developers regarding Indian Creek Train Station.

Mr. Vallo said staff responds to what the developer community is bringing to the Authority and there has been no solicitation proposals received on Indian Creek.

Ms. Abdul-Salaam asked when projects are initiated, does the property have to be land that MARTA already owns.

Mr. Vallo said yes, staff is working with property that MARTA currently owns.

Ms. Abdul-Salaam said MARTA does not own property in Clayton County. She asked would Clayton County be able to participate in upcoming projects.

Mr. Vallo said staff is in the early process working with Clayton County. MARTA staff was involved in the public engagement around TOD and the transit line. Staff is also seeking to do more public engagement through Arts with Clayton State.

Mr. Ashe said periodically, Atlanta Housing Authority Board Members mention that they have available funding to spend on building affordable housing units. They've expressed that they'd like to discuss these funding options with MARTA. Aside from a cocktail party conversation, there is no progress. He asked could individuals who work in the field of expertise talk to each other to create a plan.

Mr. Vallo said this would be a perfect lead into the Opportunity Zone station conversation. He stated he met with Chief Housing Officer, Terry Lee several times and they are interested in setting up a Specialized Opportunity Zone Group within Invest Atlanta. They're also interested in the package staff is preparing to present to the Board. There are potentially 7,100 residential units to be built on these seven (7) stations.

Ms. Scott said the Stonecrest area intersects with parts of Lithonia. Some of the area's boundaries are adjacent from one area to the other. It would be beneficial for Lithonia and Stonecrest to intertwine. She asked has anyone spoke with leadership in Lithonia.

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Mr. Vallo said there has not been any discussion with Lithonia's leadership. However, there is a meeting with Director of Economic Development, Clarence Boone scheduled for September 25, 2019.

Rail & Property Model

- TOD create ground lease to support MARTA's transit operation and capital programs
- Current ground lease revenue is \$7 million. With the completion of the "legacy" TODs and addition of the planned TODs, staff expect to double the size of the ground lease portfolio in five years.
- Currently TOD is evaluating significant portfolio of transit land and air rights

Ms. Abdul-Salaam asked if the Rail and Property Project started out with Wonder Route.

Mr. Vallo said no, this project was an RFP for the 6.1 acres of air rights.

Mr. Parker asked if Wonder Route was involved in the Edgewood/ Candler Project.

Mr. Vallo said it is unknown that Wonder Route was involved in the Edgewood/ Candler Project.

Mr. Floyd asked does air rights include the area over the tracks or the area over the land.

Mr. Vallo said air rights include the area over the land.

Mr. Floyd asked does the Authority complete work over tracks.

Mr. Vallo said previously, the Authority has completed work over the tracks. However, the cost associated with completing work over the tracks has been prohibitive.

Jurisdictional Partner Update

DeKalb County

- | | |
|----------------|------------------------------------|
| - Chamblee | - East Lake |
| - Avondale | - Stonecrest Mall Transit Center |
| - Kensington | - South DeKalb Mall Transit Center |
| - Indian Creek | |

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City of Atlanta

- H.E. Holmes
- Edgewood/ Candler
- Arts Center
- North Avenue
- Peachtree Center
- King Memorial
- GWCC & State Farm
- Opportunity Zone Stations

Fulton County

- GA Economic Development Potential HQ Sites
 - Abernathy & GA 400
 - North Springs
 - Sandy Springs
 - Medical Center
- AT& T Parking
 - Doraville
 - North Springs
 - College Park

Ms. Ivey thanked Mr. Vallo for the briefing on Fulton County and noted that activity for South Fulton is not reflected in the presentation. She asked that South Fulton, MARTA Police and affordable housing be included in future presentations.

Mr. Vallo said staff has met with the City of College Park. An update on South Fulton, MARTA Police Department and affordable housing would be included in future presentations.

Ms. Ivey thanked Mr. Vallo for putting people before “sticks and bricks”. As staff is talking to developers and potential stakeholders during the planning phase, it is important to continue to put people first. Particularly, MARTA Police Officers for what they do each day to assist and aid the Authority.

Five Points Update

Mr. Rucker and Mrs. Krisak presented an update on Five Points MARTA Station.

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Five Points Station Work

- Rehabilitation
- Transformation

Primary Scope of Work

- Pressure wash and clean all concrete surfaces
- Replace all tile cladding
- Restore, clean and seal historical façade
- Remove and replace platform brick pavers with porcelain tiles
- Remove and replace existing ceilings and light inserts

Rehabilitation Schedule

	<u>A/E Designers</u>	<u>CMAR</u>
Distribute	10-June-19 (A)	28-Aug-19 (A)
Proposals Received	28-Aug-19 (A)	31-Oct-19
Interviews	17/18-Sep-19	17-Dec-19
Selection/ Board Approval	10-Oct-19	March 2020

Five Points Transformation

- Structural redesign of station plaza to support high-density development and reconnection of Broad Street
- Restore two (2) blocks of valuable urban land
- New platform for TOD
- Create opportunity to improve area traffic patterns, bus access and circulation

Five Points Transformation Schedule

Distribute	07-Aug-19 (A)
Proposals Received	28-Aug-19 (A)
Interviews	5-Sep-19 (A)
Final Selection	16-Sep-19
Planning	30-Sep-19 thru 29-Sep-20
Procurement for Design	1-Apr-20 thru 29-Sep-20
Design	30-Sep-20 thru 29-Sep-22
CMAR Procurement	30-Sep-20 thru 01-Apr-21
Pre-Construction	02-Apr-21 thru 29-Sep-22
Construction	30-May-22 thru 30-Jun-25

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Mr. Pond asked if the Five Points Rehabilitation Project is the first of six projects to be completed.

Mr. Rucker said Five Points is the first station to be completed. However, eighteen (18) stations would go through the rehabilitation/ transformation process over a three (3) year period.

Mr. Pond asked if Five Points is the lead project.

Mr. Rucker said there are six (6) stations to be completed in Phase I, including: College Park, Five Points, Indian Creek, Lenox, H.E. Holmes and Midtown. Five Points happens to be the first station to go through rehabilitation.

Ms. Ivey asked if the Five Points Rehabilitation Project included wayfinding.

Mrs. Krisak said wayfinding is a separate program and will be done Authority-Wide.

Mr. Floyd said the bridge located at the Avondale Train Station is not in great condition. The Avondale Station Bridge could be a great opportunity for the Authority to display art. He asked was the bridge included in station rehabilitation.

Mr. Rucker said the Avondale Bridge is not included in the Station Rehabilitation Project. Staff will conduct a special project to renovate the bridge at a future date.

Mr. Floyd thanked Mr. Rucker for his dedication to the Avondale Bridge. From a Public relation stand point, it could be great for MARTA's image due to the amount of people who travel in the vicinity.

Fifteenth Amendment Update

Mr. Parker presented a draft of the Fifteenth Amendment to the MARTA Board of Directors.

In section five (5), a proposal to put together a TOD Council which affects the jurisdictions. This would provide input to the MARTA Board of Directors about the appropriateness of including tax abatements in an RFP for a TOD.

The Authority has completed work in the conforming and getting the list of projects to match largely the transit plans of Fulton and DeKalb Counties. A list of the transit plans voted on by the City of Atlanta has been included in Exhibit A.

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Exhibit B & C are the transit plans for Fulton and DeKalb Counties. There is no Exhibit D. Under the Fourteenth Amendment, the Authority brought the transit projects for Clayton County and they are already included in the Rapid Transit Agreement.

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On motion by Mr. Griffin seconded by Mr. Ashe the Board unanimously agreed by a vote of 10 to 0, with 10 members present to go into Executive Session at 1:27 p.m. to discuss litigation.

On motion by Mr. Ashe seconded by Mr. Pond the Board unanimously agreed by a vote of 10 to 0, with 10 members present to adjourn the Executive Session at 1:47 p.m.

* * *

Adjournment

The Work Session of the MARTA Board of Directors adjourned at 1:47 p.m.