



CITY OF FOREST PARK
URBAN REDEVELOPMENT AUTHORITY REGULAR MEETING

Thursday, June 08, 2023 at 5:30 PM
Council Chambers

Website: www.forestparkga.gov
Phone Number: (404) 363.2454

ECONOMIC DEVELOPMENT
745 Forest Parkway
Forest Park, GA 30297

AGENDA

Kimberly James, Chairwoman
Eliot Lawrence, Vice Chairman
Debra Patrick, Member
Marisol Sconiers, Member
Avery Wilson, Member

CALL TO ORDER/WELCOME:

ROLL CALL:

APPROVAL OF MINUTES:

- [1.](#) Approval of May 11, 2023 Meeting Minutes

OLD BUSINESS:

NEW BUSINESS:

2. Falcon Engineering Agreement
3. Financial Report
- [4.](#) 2023-2024 Budget
- [5.](#) Oasis Environmental Agreement
6. Finalization of Gillem Master Survey
7. Gillem Prospects

EXECUTIVE SESSION: *(Executive Session may be called for issues concerning Personnel, Litigation or Real Estate)*

ADJOURNMENT:

*In compliance with the Americans with Disabilities Act,
those requiring accommodation for meetings should notify
the City Clerk's Office at least 24 hours prior to the meeting at 404-366-1555.*



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MINUTES

Kimberly James, Chairwoman
Eliot Lawrence, Vice Chairman
Debra Patrick, Member
Marisol Sconiers, Member
Avery Wilson, Member

MEETING NOTICE:

Due to COVID-19, CDC requirements of Masks and Social Distancing will be adhered.

CALL TO ORDER/WELCOME:

Chairwoman James called the Urban Redevelopment Authority meeting on May 11, 2023, to order at 5:31pm.

PRESENT:

Kimberly James
Eliot Lawrence
Debra Patrick
Marisol Sconiers
Avery Wilson

ALSO PRESENT:

Ricky Clark, Jr., City Manager
Michael Williams, City Attorney
Ed Wall, City Financial Advisor
Bobby Jinks, Public Works Director
Bruce Abraham, Economic Development Director
Charise Clay, Economic Development Staff Assistant

APPROVAL OF MINUTES:

1. Approval of March 9, 2023 Meeting Minutes

Eliot Lawrence made a motion to approve the March 9, 2023, meeting minutes. Avery Wilson seconded the motion. Motion approved unanimously.

OLD BUSINESS**NEW BUSINESS:**

2. National Economic Development Week at Gillem

Bruce Abraham, delivered the update:

- On Tuesday, May 9, there was a block party at Gillem Logistics Center in Amazon's parking lot that celebrated National Economic Development Day during Clayton County's Economic Development week. The city's Economic Development Department sponsored food for the event. Around 300 people attended and enjoyed the different vendors and activities. There are different events every day to highlight the industries in Clayton County. Most of the businesses in Forest Park are industrial or transportation related.

3. URA Property List

Mike Williams, delivered the update:

- Mike Williams gave the group a printed copy of all the property the URA owns.
- The old Fire Station at the Gillem Logistics Center is owned by the URA. The matured building will soon be vacated, since the new facility is almost to completion.
- Wherry Housing is owned by the URA. The URA acquired the housing development through a management agreement that expires in October of 2025.
- The Northwest property is owned by the URA. It sits in the northwest corner of the Gillem Logistics Center and is pending transfer from the Army. The transfer is expected to occur July 2023.
- Stevens Lake is owned by the URA. The lake is positioned toward the southern part of Gillem Logistics Center. It is expected to transfer from the Army to the URA shortly after the Northwest property transfers.
- There is a remnant parcel behind Technique Concrete Construction and will be discussed during the executive session.
- There are several remnant properties to the east and south of the Northwest property, between the Kroger facility and building 1100-somewhat going toward the PD firing range, and a detention pond between building 800 and 1200. There has been discussion about the final use of the detention pond and what entity will maintain it. Those are all of the properties that were acquired pursuant to the agreement with the Army.
- Around the same time the URA acquired property from the Army, they also acquired 0 Burke Street. The property was acquired in 2014 and is located in the area where the Raterree Road extension was created. The property is no longer needed for construction of the road. A determination of what/if anything can be done with the property has yet to be made.
- The last set of properties the URA owns are being held for the purpose of the URA bonds. He reiterated that the purpose of the bonds is to renovate Starr Park, the new fire station on Forest Parkway, and the new City Center/City Hall facility. As part of this transaction, these properties were conveyed to the URA and leased back to the city. Technically, the URA owns the City Center/ Public Safety building on Forest Parkway, the current City Hall, Starr Park, and the new Fire Station at Gillem Logistics Center.
- When the bonds are paid off, the URA will deed those properties back over to the city pursuant to the lease back agreement.

- Chairwoman James asked if all the properties have physical addresses and Mike Williams confirmed that not all of them have physical addresses. The northwest property area and Stevens Lake don't have physical addresses. The remnant property behind Technique doesn't have a physical address. The detention pond and other remnant properties at Gillem Logistics don't have addresses. 0 Burke Street was assigned but isn't really an address. All the other properties they own do have addresses. It was asked if the properties don't have addresses, how does that affect the tax records. He responded that once the subdivision plat is approved and submitted to the county, they will assign tax parcel id numbers to the properties. Simultaneously the parcels will be given *dummy addresses*, similar to 0 Burke Street, until permanent addresses are assigned. It was also asked if the properties don't have addresses, how can titles be obtained? The first set of properties at Gillem that were transferred to the URA were given quit-claim deeds from the Army. The Northwest property and Stevens Lake will have additional quit-claim deeds. Essentially those deeds transferred title from the Army to the URA. Title insurance policies are being given as property is transferred to ensure continuity. In terms of the *URA Bond Property*, the city quit claim deeded the properties to the URA, subject to the lease agreements. After the maturity of the bonds (around 15 years) quit-claim deeds will be given from the URA back to the city.
- In 2013-2014, Associated Credit Union had a branch at Ft. Gillem. As part of the bases closure, the credit union wanted to move operations inside the city of Forest Park. In response to that, a parcel of land was acquired in the city, on Main City through a land swap. Associated Credit Union acquired property from the URA on Main Street but was ultimately owned by the DDA. This happened after the Associated Credit Union sold the property to a private property owner. The DDA recently acquired it.

Other Discussion: Mr. Ricky Clark Jr., newly appointed City Manager introduced himself to the board. The chairwomen asked for Mr. Clark to attend the meeting's executive session, so he can be informed and engaged of everything the URA is doing.

4. Water tank painting and maintenance

Bruce Abraham delivered the update:

- As part of the closing deal for Blue Star Studios, the studio's name will be painted on the water tower. As renovations are beginning on the tank, there is a lot of plant growth at the bottom of the tank. Some growth was cut when painting began but more trees need to be removed. Bruce brought 2 estimates for tree removal services. The current URA landscaper gave an estimate of \$2,700 to remove the debris. The other estimate totaled \$5,500 for the same service. He asked for the board's permission to proceed with the lowest estimate to get the trees cut and the area cleaned up. This will be at no cost to Blue Star. The URA will assume payment responsibility based on his observations on the roots growing into the tank that are on URA property. After hearing Mr. Abraham's tree cutting proposal, Mr. Clark asked the Director of Public Works if they can handle the job if its only tree clearing needed. Mr. Jinks agreed that his department could handle it only if tree clearing was involved.
 - Avery Wilson asked if the base on the tank and its structural integrity had been explored. The former board had the tank inspected by engineers. The structure of the tank was found to be structurally sound and certified. The tank will be reinspected every 5 years.

EXECUTIVE SESSION: (Executive Session may be called for issues concerning Personnel, Litigation or Real Estate)

Debra Patrick made a motion to exit the regular meeting and enter executive session at 5:54pm. Eliot Lawrence seconded the motion. Motion approved unanimously.

Eliot Lawrence made a motion to exit executive session and reconvened the regular meeting at 6:17pm. Avery Wilson seconded the motion. Motion approved unanimously.

5. Financial Report

Ed Wall, delivered the update:

- In 2014, the Mayor and City Council created the URA. It was created to borrow money for the infrastructure for Ft. Gillem. In June of 2014, the URA acquired 1,168 acres from the Army for \$30 million dollars. While this transaction was closing, the URA sold about 280 acres to Kroger for \$15 million. The \$15 million was taken from Kroger and immediately paid to the Army. That same day, \$16 million was borrowed for infrastructure improvements (Anvil Block Rd., fiber optics, landscaping, signage, etc.). David Welch, of Robinson Weeks, was hired as the project & construction manager. He went over the budget by \$2-3 million dollars. Some of the land sales had to be coupled with the borrowed \$16 million as a result of this. Water and sewer were left out of the agreement, so the URA had to go to the Clayton County Water Authority to get the water and sewer laid. Clayton County Water did all the work and had the URA pay them the \$2 million back over a period of time. The \$15 million was financed at 0% interest over 7 years. The 7 years were complete in 2021. The first 2 years the Army wasn't owed anything. The 3rd year, the Army was owed \$1 million. The 4th year the Army was owed \$2 million. The owed amount increased by \$1 million per year. The URA had a deal with the Army, that the URA wouldn't pay the \$3.2 million of the last \$5 million payment if the Army hadn't turned over all the land to the URA. The Army still hasn't turned over all the land, so \$3.2 million is still owed. No URA property tax dollars were poured into Gillem. The URA currently has \$4,980,000 in the bank to pay the \$3.2 million owed. The \$16 million bond issue was set up so that Kroger makes a \$1.1 million pilot payment to the Development Authority, then the Development Authority sends it to the city's general fund, and the city makes the annual payment on the \$16 million. The pilot payments were set to escalate 2% a year. As of now, the payment is about \$1.3 million. The \$16 million is being paid back through the Kroger pilot payment. The \$2 million deal to Clayton County Water Authority was paid off completely through land sales. A surcharge was added to every piece of property sold, known as the infrastructure charge at \$2,456 per acre. There is an option on the Northwest property and the infrastructure fee was cut in half. If the group decides to exercise that option, Mr. Wall suggests getting the infrastructure fee back to \$2,456 an acre. Currently, the URA has land to sale and no debt obligations. As of March 27, the URA has \$4,980,000 in the *Future Army Payment Account*. In the Sinking Fund, there is \$303,000 but on March 31 a payment of \$170,000 toward the \$16 million bond was made. Annually on September 1, Kroger pays the URA \$1.1 million, which is now about \$1.3 million. Payments on the \$16 million are due September 30 and March 31. There are other pieces of business done using the URA's name but are handled by the city. The city sold around \$40 million in bonds for the new city center and Starr Park. URA is used as conduit for the bond transactions.
- Charise Clay gave an update on the bank account statements:
 - As of March 31, 2023, the General Checking account had \$4,980,366.09. As of March 31, 2023, the City-Wide Capital Project Fund had \$37,683, 418. 78. As of March 31, 2023, the Sinking Fund account had \$126, 564.22.

6. URA Insurance Renewals

Bruce Abraham delivered the update:

- The Economic Development Department is responsible for updates on the real estate liability policies for all URA owned properties.

7. Department of Community Affairs Registration

Bruce Abraham delivered the update:

- DCA requires the authorities to register with them annually. The Economic Development Department registered all 3 boards (URA, DA, DDA). Changes to the board members and finances are also being updated during this time. All registrations have been accepted by DCA.

8. Stop signs and striping on Anvil Block Extension

Bruce Abraham delivered the update:

- Bruce gave the group a physical map detailing the area being discussed. The Anvil Block Road extension was part of the Kroger expansion. The state of Georgia gave half a million toward the project and the city put in the other half a million dollars. Due to the increased traffic, a striping and signage plan had to be crafted. Mr. Abraham called upon Falcon Design, the city's engineers, to assist with the project. Falcon will gather estimates on the striping of the road and additional signage and present it to the board.
 - Chairwoman James asked if a stop light can be placed there instead of a stop sign. Mr. Abraham advised that a traffic light costs around \$250,000 and a warrant from the Department of Transportation would have to verify the need. The proposed stop signs will assist with the flow and speed of traffic.

9. Guard shack removal and Amazon intersection redesign

Bruce Abraham, delivered the update:

- The guard shack at Gillem currently stands between 5 different entrances at the logistics center. The belief is that the building is protected under SHIPO, which makes it historic. Our engineers are working with SHIPO to get the building disqualified as historic, so it can be removed. Engineering plans for redesigning the intersection are in the making. A roundabout was also considered as an alternative but too many large trucks travel through the area. Once SHIPO comes to a decision, an estimate for the guard shack demolition will be prepared and presented to the board coupled with a plan for how to restructure the intersection.

10. Road repair Anvil Block and Metcalf

Bruce Abraham, delivered the update:

- It was asked if the city/URA engineers to provide an estimate to repair roads that the URA owns at Gillem. Said estimate totaled \$1 million. As an alternative to the costly full repair, an estimate of \$250,000 is being prepared to repair the areas that have large holes and deficiencies. Once the final estimate is prepared, Mr. Abraham will present it before the board.
 - Chairwoman James circled back to a previous discussion on the availability of TAD funds and if the POA would pay for the road repair. Mr. Abraham informed her that to the best of understanding that \$150,000 of TAD funds were available. He also suggested that the city perhaps contribute towards the repair. The POA has taken the stance of not wanting to contribute to the road repair, they contribute through their taxes, and expect quality roads in return. She asked Mr. Abraham to provide the members of the POA. He responded, there are 5 companies that make up the POA: himself-as a representative of the URA, Robinson Weeks, Blue Star Studios, Kroger, and TA Realty. TA Realty owns a considerable number of properties at Gillem. David Welch of Robinson Weeks built many of their buildings and now they are owner operators of those facilities.

11. Anvil Block- Lake City extension repairs

Bruce Abraham, delivered the update:

- Lake City would like to partner with the URA to get that portion of the road repaired. Frequent truck traffic has dilapidated the sidewalks. Lake City placed metal blocks on portions of as a deterrent for trucks. They expressed their willingness to turn over the road.

12. Old Fire Station Evaluation

Bruce Abraham, delivered the update:

- Mr. Abraham met with the individuals that are conducting the evaluation and appraisal on the fire station. Based on preliminary observations, there may be plumbing, fire safety, and grease trap issues during renovations. The group provided Mr. Abraham with the following options based on their analysis of the station: sale the building outright to a restaurant, lease the building to a restaurant with the restaurant making all the renovations, or

have the URA make all the improvements and find a restaurant to go in the building. A retail group previously conducted a study on lunch traffic at Gillem and determined most people at the logistics center either buy lunch from their employers' cafeteria or bring their lunch. With the opening of Blue Star Studios, there will be a future need for close retail.

13. Intersection Metcalf & Jonesboro redesign

Bruce Abraham, delivered the update:

- A \$8,000 traffic study was requested for the intersection. All parties involved are concerned about improving the exit for safety reasons. Kimley Horn have proposed solutions to the congested area. Once the city engineers review the proposal, a final proposal will be presented.

14. Army property turnover

Bruce Abraham, delivered the update:

- After speaking with Oasis and the city attorney, the northern property will be turned over in July and the southern property will be turned over in September. These dates are subject to change, as they've changed previously.

15. New Fire Station Opening 5/12/2023

Bruce Abraham, delivered the update:

- The new fire station is opening on May 12, 2023, at 9:30am at Gillem Logistics Center off of Anvil Block Road. It's the newest built facility in Forest Park in nearly 20 years. Everyone is invited to the celebration.

16. Escrow Fee

Mike Williams delivered the update:

- During major construction projects, the contract documents will allow you to retain a percentage of the payments until the project is completed. In regard to the new fire station, it was requested that the retainage be deposited into an escrow account. Storing it this way benefits the contractor. The account was opened at Truist. The way the account is operated is that there is an escrow initiation fee of \$2,500 and an annual escrow fund payment as long as the account roughly has \$1,500 in it. A master escrow agreement was negotiated with Truist. The \$2,500 fee will only be paid once just to set up the master agreement, compared to paying it when every new escrow account is opened. For each sub-escrow account, there will be a \$1,500 annual fee to initiate the account.
- The general assembly has since changed the law regarding retainage. Himself as well as some of the contractors have concluded that they no longer need to contribute to the escrow account. The one escrow account and agreement will be closed out because the station is complete. The transaction came through the URA because they own the fire station.
 - Chairwoman James asked who would be responsible for making sure the escrow account gets closed. Mike Williams reported that between Mr. James Shelby, who has been acting as the project manager, and Ms. Chiquita Barkley, Finance Director, they will ensure the account gets closed.

ADJOURNMENT:

Avery Wilson made a motion to adjourn the meeting at 6:51pm. Debra Patrick seconded the motion. Motion approved unanimously.

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those requiring accommodation for meetings should notify
the City Clerk's Office at least 24 hours prior to the meeting at 404-366-1555.*

Urban Redevelopment Authority

Operating Budget
July 1, 2023 – June 30, 2024

<u>Revenues</u>	<u>Amount</u>
Operating Fund Balance (3-23)	\$4,843,410
Sinking Fund	\$303,506
Transfer from General Fund, Kroger	\$1,100,000
Sale of Property (three parcels under contract)	\$6,322,853
Total Anticipated Revenue	\$12,569,769

Expenses

Salaries (two ED employees)	\$31,873
Attorney Fees (litigation)	\$40,000
Bank Service Fees	\$5,000
Electric Utilities	\$6,000
Water & Sewer	\$35,000
Gas Utilities	\$6,000
Insurance Prop and Casualty	\$13,000
Army Payment Due	\$3,200,000
URA Bond Payment, Kroger	\$1,100,000
Owners Association Assessment	\$25,000
Oasis Consulting Services	\$50,000
Financial Advisor	\$40,000
Training & Development \$1,500 each	\$7,500
Other Professional Services (engineering, survey, audit)	\$100,000
Total Anticipated Expenses	\$4,659,373

Capital Outlay

Reserve	\$20,000
Blue Star Sewer Line Relocation	\$40,000
Anvil Block/Metcalf Road Repair	\$150,000
Intersection Improvements	\$150,000
Total Capital Outlay Expenses	\$360,000



Urban Redevelopment Authority Item #4.

745 Forest Parkway
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Total Annual Anticipated Program Expenses	\$5,019,373
Revenue Over (Under) Expenses	\$7,550,396



May 16, 2023

Ms. Kimberly James
 Chairwoman
 Urban Redevelopment Agency
 of the City of Forest Park
 745 Forest Parkway
 Forest Park, GA 22202

RE: Proposal for On-Call Environmental Engineering Consultant Services
Time Period: July 1, 2023 to June 30, 2024

Dear Chairwoman James:

The current contract between the Urban Redevelopment Agency of the City of Forest Park (URA) and Oasis Consulting Services (Oasis) expires June 30, 2023, and unfinished business, pertaining to the FOSET transfers still being processed at the Former Fort Gillem in Forest Park, remains. As I mentioned at the URA meeting on 9 March 2023, we have two remaining parcels of land to transfer from the Army - the South Parcel and the Northwest Parcel (a total of 223 acres). To follow up on our discussion at the last work session meeting on 9 March 2023, Oasis respectfully submits for your consideration a proposal/budget estimate to continue Oasis' services as the **URA Environmental and Engineering Consultant to provide on-call environmental engineering** services focused on the technical review of environmental transfer strategies, technical investigations, engineering documents, and other various work elements that will arise during the upcoming year from July 1, 2023 to June 30, 2024 regarding the FOSET transfer/conveyance and redevelopment process from the U.S. Army (Army) to the URA of the City of Forest Park. It is possible that the parcel conveyance work between the Army and the URA will be completed before June 30, 2024. As stated during our March 2023 call, it is possible to have all remaining land transferred by December 2023. When the Army transfer is completed, we will notify the URA.

The purpose of this proposal is to establish the continuation of Oasis' role as the Primary Technical Liaison between the URA, the Georgia Environmental Protection Division (GAEPD), the USEPA (as needed), the Master Developer (Robinson Weeks Partners), other prospective land developers for the property, and the Army in all environmental matters concerning the property and property transfer. This role has been vital in achieving major success with the Gillem property redevelopment over the past 13 years to date and will continue to be critical until property transfer and redevelopment at the Gillem Logistics Center has been completed, which we anticipate by late 2023.

The scope of services will consist of the ongoing provision of expertise to the URA Board and City of Forest Park Staff in the review and evaluation of the environmental condition of the surplus property at the former Fort Gillem, as well as facilitation of the planned and proposed investigation and remediation efforts (by the Army and others) that support the URA's redevelopment plan. Much progress has been made with the steady redevelopment of the property, as is evidenced by the activity and resulting economic upturn in the area. Nonetheless, many details remain unresolved, and the URA team still requires environmental guidance for upcoming final transfer conveyance mechanisms over the course of the next year.

Unforeseen property transfer delays by the Army over the past year have been a hindrance to keeping the project on schedule as several remediation sites - specifically FTG 01 (the North Landfill) and FTG 7/9/10 (the South Parcel) - have grown in scope. In addition, the Army's internal review process, which largely resided at the levels of the Base Environmental Coordinator (BEC) and the Environmental Legal Department (ELD), has expanded to include two more layers of internal Army review on ALL environmental documents that are produced. This unforeseen development slowed the transfer process dramatically over the past two years. Nonetheless, good progress was still achieved, mainly because of the teamwork and cooperation facilitated by Oasis between the URA, Robinson Weeks, GAEPD, and the Army. Lastly the Army BEC, Owen Nuttall, retired 23 February 2021. As a result much unforeseen coordination was required to make the transition seamless and build new relationships with the Army, and specifically with the new BEC, Ms. Heather Elliott.

NOTABLE IMPACTS

This section includes a summary of notable impacts which have resulted from Oasis' environmental consulting assistance over the past several years with regard to job creation and capital investment.

Total Capital Investment

The large influx of capital into the property has had a significant impact on the economic level of the area. Following is an overview of the investments:

- Master Infrastructure (Hood Avenue/Anvil Block Road, utilities etc.) - \$12M
- Kroger - \$200M to date, with a total investment anticipated to be \$450M
- Gillem #200 - \$35M
- Gillem #150 - \$40M
- Gillem #300 - \$12M
- Gillem #400 - \$35M
- Gillem #800 - In progress

- Gillem #900 - In progress
- Boulevard Cold Storage - \$5 million
- Technique Headquarters - In progress
- Gillem 1200 - In progress
- Gillem 1100 - In progress

Job Creation

- Kroger - 750 now, and growing to 1,000
- Kuehne & Nagel - 100 jobs
- Cummins - 50 jobs now, and growing to 60

Please note that NONE of these jobs, and NONE of this investment, would have transpired without the team effort which has been demonstrated by the URA, the City of Forest Park, Robinson Weeks, the Army, GAEPD, and Oasis.

2018-2023 NOTABLE ACCOMPLISHMENTS

Following are the major milestones which have been achieved through Oasis' environmental consulting assistance over the past 4 years:

- Oasis obtained a license from the Army for FTG 02 in March 2018.
- Oasis obtained Hazardous Site Inventory (HSI) Delisting for PP1 for the URA.
- Oasis started the HSI Delisting process with GAEPD for PP2 and FTG 02. This was completed by the end of 2019.
- Oasis lead the effort to address local resident erosion concerns for the URA and the City of Forest Park.
- Oasis attended monthly meetings between the Army BEC and the Army Corps of Engineers (ACOE) Project Manager as needed to facilitate all matters related between the Army and the URA.
- Oasis regularly attended North and South Landfill remediation meetings on behalf of the URA to evaluate progress and focus the Army on remediation and land transfer.
- On behalf of the URA Oasis lead the effort to address the removal of mold and asbestos from Building 101.

- Oasis prepared PP4, FTG02, PP3A, PP3B, PP3C, and landlocked parcel environmental documents on behalf of the URA for transfer with the Army by July 2019.
- Oasis oversaw E&S measures and all technical matters for the Army's work on FTG02 remediation on behalf of the URA.
- Oasis obtained a renewal of the license for Right-of-Entry into Army FOSET property.
- Oasis addressed and avoided a NOV by a local resident regarding stormwater impacts off the property.
- Oasis managed and **successfully completed on time and on budget** interior demolition, asbestos, and lead removal at Building 101, 1st Army Headquarters, for the City of Forest Park.
- Oasis oversaw remediation completion of 136 acres by the Army of the North Landfill by early 2020.
- Oasis worked with the URA and the Master Developer to broker and procure renewal of the Environmental Insurance Policy in June 2020.

PATH FORWARD - 2023/2024

From an environmental perspective, the major items to be addressed by the URA include the following:

- (i) Oversee the Army and ACOE with an investigation and remediation of the priority FOSET parcels remaining - FTG 01 (the North Landfill, which includes PP5 and the North Landfill Remainder), and the South Burial Area, which will be ongoing until late 2023.
- (ii) Oversee the Army's transfer of the remaining two Parcels:
 - ♦ South Parcel (Q4 2023)
 - ♦ PP5 / NW Parcel (Q3 2023)
- (iii) Delist Report effort Q3 of 2023 for PP5 / North Landfill Remainder and South Parcel.
- (iv) Continue to manage environmental issues during FOST redevelopment.

These items will be extremely important with regard to maximizing the acreage of the property, which could be developed beyond the current FOST footprint at the former Fort Gillem. If the URA is unable to maintain the continuation of Oasis' funding, the URA will have NO point of

contact established with the Army. The Army has expressed its concern about this issue. This critical role will be lost if Oasis' funding is no longer available.

To date, Oasis has been requested to review and analyze Army environmental documents and records, as well as Army/contractor proposed/approved remediation efforts. This level of due diligence has been, and will continue to be, vitally important to support the URA in managing environmental risk. ***An outside technical review on behalf of the URA will not only hold the Army accountable, but will also mitigate the potential inheritance of any liability that was neither anticipated nor agreed to during negotiations.***

Mr. Monteleone closely monitored the Army's remediation efforts with the contractor in order to facilitate a smooth transition. Continuing these close communications with the Army BEC will be critical to keeping the process on schedule.

Oasis will continue to interact on behalf of the URA at partnering and technical meetings with the Army, the Army Corps of Engineers, GAEPD and, when appropriate, the USEPA to seek HSI Delist letters for the priority parcels. Oasis has assisted the URA with the development of a good working relationship with both GAEPD and USEPA that has been, and will continue to be, a valuable asset for the URA during regulatory negotiations and the ongoing transfer process.

Oasis will also be responsible for continuing the implementation of the current Prospective Purchaser Corrective Action Plan (PPCAP) with the Georgia Brownfields Program. In addition, Oasis will continue to provide the URA with the necessary support, advice, and assistance with environmental insurance mechanisms, and any other similar matters (e.g. Wherry Housing), as needed.

SCOPE OF WORK

In addition to working on all the items listed in the “Path Forward” section, the following specific work tasks are envisioned during the period from 1 July 2023 to 30 June 2024, to support current development of the FOST and FOSET priority parcel transfer activities:

- Assist with technical oversight and management of the URA’s environmental insurance policy, **including management of insurance risk claims**;
- Maintain an Environmental Management Plan;
- Maintain a Munitions Awareness Program;
- Brownfield Consulting/PPCAP Preparation for the remaining FOST take-downs by individual developers, including the preparation/review of CSR reports to GAEPD;
- Provide oversight (as outlined in the PPCAP) during construction of new infrastructure, utilities or other ground-disturbing activities;
- Provide revisions to risk reduction standards as needed during redevelopment;

- Attend URA Board meetings on a quarterly basis to provide environmental updates on FOSET Property Transfer;
- Attend GAEPD and Army partnering meetings; and
- Continue to monitor and interact with the Army on remaining environmental FOSET cleanups and transfers.

Property Remaining to be Transferred from the Army to the URA (223 acres)

- PP5 / NW Parcel (July/August 2023)
- South Parcel FTG 7/9 and 10 (August/September 2023)

This comes to a total of 223 acres projected to be transferred by the end of 2023. However, with the inevitable changes that often occur with transitions, some uncertainty exists. I am working very hard on behalf of the URA to ensure that these last parcels transfer on schedule.

Please note that since ALL of the remaining parcels will be transferred to the URA by Q3 2023, the final payment of \$3.2M due to the Army in June 2021 was partially deferred. According to the URA's Agreement with the Army, the URA will need to pay the \$3.2M when ALL remaining parcels are transferred by the Army to the URA, in Q3 2023.

The URA will continue discussions/negotiations with the Army related to the priority parcel transfers in Q3 2023. This critical and complex environmental discussion/negotiation process will require significant effort for those work elements that involve regulatory, environmental, geotechnical, civil, and technical engineering/science experience; therefore, in addition to continuation of the aforementioned services, Oasis will continue to serve in the role of independent peer reviewer and technical advocate for the URA Board throughout this process. In addition, Oasis will continue to work with the Army and the ACOE to oversee and guide their technical investigation and remediation efforts for the URA priority parcels from an environmental and strategic perspective.

Mr. Monteleone offers his involvement over the past ten years with the Association of Defense Communities (ADC) and the **Base Realignment and Closure (BRAC)** community, in conjunction with his experience serving the URA over the past ten years, as evidence that he is well-suited for the tasks necessary to complete this very important process. He continues to be available to commit whatever portion of his time is necessary in order to support the URA.

Additional Final Transfer Tasks to be Completed

- Brownfield Compliance Status Reports (CSRs) and potential soil and groundwater testing for portions of the Gillem property not purchased by Robinson Weeks or others, i.e. Building 1200 (a portion is still owned by URA) (**\$5,000-\$10,000**)
- GA Hazardous Site Inventory (HSI) delisting for portions of the Southeast Burial Area and North Landfill not already delisted (**\$5,000-\$10,000**)
- Forest Park Fire Station Phase II and Brownfield CSR - a proposal was provided to URA in November 2022 (**\$13,508**)
- Regulatory support for remaining PFOA/PFOS lead impacts in soil at FTG-10 and FTG01- North Landfill (**\$3,000-\$5,000**)
- Engineering support for stormwater impacts to stream channel near FTG-10 (**\$8,000-\$10,000**)

APPROACH TO BUDGET

The previous approach to this role of Environmental Consultant has been to establish a fully burdened unit rate and contract mechanism. The contract mechanism is already in place with Oasis, and the fully burdened rate of \$170/hr. will remain in effect (as it has for the past ten years) for this contract extension.

Budget for Time Period July 1, 2023 to June 30, 2024

We anticipate the transfer of all the remaining FOSET Parcels listed above by the end of 2023. The South Burial Area (FTG 7/9 and 10, PP3D) is expected to transfer by the Third or Fourth Quarter of 2023, and the North Landfill (FTG 01), which is 136 acres, is expected to transfer in the Third Quarter of 2023. The proposed budget is 10 hrs./week for the period from July 2023 to June 2024. If the transfer schedule is held by the Army any remaining budget in this contract would not be required past final transfers of the parcels.

For the 2023-2024 year we anticipate a total number of 294 hours; at the aforementioned rate of \$170/hr., the proposed budget is approximately \$50,000 for the 12-month period, if needed! Based on these estimates, we anticipate that the labor fee for services would be offered on a NOT-TO-EXCEED basis of \$50,000. We anticipate all remaining land to be transferred to the URA by Q3 2023.

Mr. Monteleone's time is a function of the schedule of the project and includes attendance at required meetings, as well as oversight of the documentation process. The proposed fully-burdened labor rate of \$170/hr. is competitive and unchanged from the prior contract period. This rate is all-inclusive for any work required at the Former Fort Gillem (i.e., meetings, etc.),

GAEPD, or any other consultant offices. No travel expenses will be charged for local work. Furthermore, no time is charged for local or out-of-state travel, only for hours worked. Should out-of-town meetings be required, then actual travel expenses (air, hotel, meals) plus a 10% mark-up would be invoiced.

In addition, if the required work (i.e., data evaluation, data checking, tabulation, etc.) could be provided by Oasis staff at a lower bill rate while under Mr. Monteleone's direction, he will bring that to your attention for consideration as a cost-saving measure.

The excellent working relationships Oasis has fostered between the URA Board, the City of Forest Park, GAEPD, and the Army have been integral to the successful transfers of the various parcels thus far. Oasis stands ready to continue to provide excellent service to drive this process to completion and achieve the goal of a successful, thriving industrial area for a "win-win" of all the aforementioned parties and, ultimately, all the employees who have found jobs in an area which only a few years ago needed desperate improvement and which is already experiencing transformation into a prosperous and thriving community.

Regards,



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