

MEETING NOTES

MACON/PLEASANT HILL PROJECT

MASTER CONTRACT#: TOOELENV100523 · TASK ORDER#: 10 · PROJECT#: NHIM0-0016-01(092), BIBB

Version #: 1.0

Issue Date: 5/23/13

Attendees: GDOT: Clinton Ford, OPD; Eric Duff, OES

EnviroResolution (ER): Tommy Craig, Banks Craig
Georgia State Financing and Investment Commission: Jeff Lacks, Carmen Cureton

PHNIG: Peter Givens, Captain Willie May

Local Elected Officials: Mayor Reichert, Representative James Beverly

Community: Yolanda Latimore, Pastor Billy Graham McFadden, Pastor Tony Lowden

Historic Macon: Josh Rogers

Location: 4499 Riverside Drive, Macon, GA

Date: 5/23/13

Purpose: Macon/Pleasant Hill – Mitigation Progress Meeting

CC: Peter Givens; Naomi Johnson; Della Henderson; Captain Willie May; Pastor Billy Graham McFadden; Pastor Tom Anderson; Pastor Tony Lowden; Camilla Johnson; Judge Billy Randall; Senator David Lucas; Representative Nikki Randall; Representative James Beverly; Mayor Reichert; Sheryl Welton; Alice Jackson; Yolanda Latimore; Pastor Jason McClendon; Chester Gibbs; Ava Sullivan Davis; Meeting invitees received email invitations and telephone calls reminding them of the meeting.

Discussion

Item 1: Ongoing Activities

Action Item(s)

Banks Craig began the meeting by stating GDOT continues to schedule community outreach meetings to ensure that as many people as possible are informed about the project.

- Banks explained that he had a meeting with Pastor Jason McClendon of the Community Church of God. Banks stated the meeting went well, and Pastor McClendon said he would discuss the project with his congregation.
- Then, Banks said he would give updates on behalf of all the consultants working on the project.
- First, Banks gave a community outreach update:
- Banks stated that he had a very positive meeting last Friday with Pastor Jason McClendon of the Community Church of God. Pastor McClendon offered to discuss the project with members of his congregation.
- Next, Banks gave a right of way update from Scott Roberts:
- GDOT continues to acquire ROW.
- GDOT now has ownership of 11 parcels.
- GDOT should have ownership of an additional 5 parcels within two weeks. These parcels are at the attorney's office for closing.
- The remaining 5 parcels are still in negotiations.
- GDOT has mothballed 8 houses.
- Banks gave an update for Lord Aeck & Sargent from Courtney Swann:
- Lord Aeck received community comments from the preliminary draft of vacant lot recommendations in April of 2013.

MEETING NOTES

MACON/PLEASANT HILL PROJECT

MASTER CONTRACT#: TOOELNV100523 · TASK ORDER#: 10 · PROJECT#: NHIM0-0016-01(092), BIBB

Version #: 1.0

Issue Date: 5/23/13

- A meeting with GDOT and community representatives was held on April 11, 2013 to discuss comments.
- LAS presented an overview of the final recommendations at the mitigation progress meeting on April 25, 2013.
- The final draft of the vacant lot recommendation report was provided to GDOT on May 13, 2013, for comment.
- The Vacant Lot Plan will be submitted to the State Historic Preservation Office this month.
- LAS has accessed 3 additional street addresses and now has access to 8 properties total to do their historic structures reports on and determine if the houses can be moved.
- Banks gave an update for Moreland Altobelli:
- GDOT plans to schedule a community meeting on noise/visual wall aesthetics in the near future.
- Banks gave an update for New South Associates from Mary Beth Reed:
- The oral history is ongoing. New South has conducted 7 oral history interviews to date and is planning several group interviews for June. The first couple of group interviews will be at the Community Church of God.
- New South continues to do historical research of Pleasant Hill and has contacted the Booker T. Washington Center concerning the research collections stored there.
- New South is also in contact with the archivist at Washington Memorial Library.
- New South has completed mitigation photography for homes to be moved.
- New South submitted the design guidelines for GDOT review and made revisions based on their comments. The revised draft went out last week. New South presented the design guidelines at a public meeting.
- Finally, Banks gave an update for URS from Nick Castronova:
- URS had conceptual meetings at the Jefferson Long Park to discuss community design needs.
- On the Jefferson Long Park--Progress is being made in gathering community input through meetings that have been held both at the Jefferson Long Park site and in conference rooms. Site visits have been conducted and site analysis performed to help determine potential uses and configurations for the park.
- On the Streetscapes-URS is working with GDOT to acquire the survey for the roadways that have been designated to be streetscaped. Once this information is received then conceptual work can begin.
- Eric Duff said URS will be contacting Mayor Reichert regarding environmental studies that must be done for the streetscapes and Jefferson Long Park. URS will also be coordinating with Peter Givens. URS surveyors will be conducting archaeology, ecology, and history studies.
- Peter Givens said he also wants to discuss the sidewalk areas with the URS surveyors.

Item 2: Overview of the Pleasant Hill Celebration Announcing Acquisition of Little Richard House on May 10, 2013.

Action Item(s)

Tommy Craig gave an update from Jeff Dickerson about the celebration in Pleasant Hill on May 10, 2013:

- All of Pleasant Hill's leading citizens were in attendance, including Peter Givens, Naomi Johnson, Captain May, Alice Jackson, Yolanda Latimore, Amir Hassan, and others. An L.H. Williams official introduced Mayor Reichert, who was kind enough to acknowledge Jeff Dickerson, Captain May and Kimberly Larson before introducing Peter Givens. The mayor spoke of the project in very positive, glowing terms, and characterized Mr. Givens as a key

MEETING NOTES

MACON/PLEASANT HILL PROJECT

MASTER CONTRACT#: TOOELNV100523 · TASK ORDER#: 10 · PROJECT#: NHIM0-0016-01(092), BIBB

Version #: 1.0

Issue Date: 5/23/13

player in making it happen.

- Mr. Givens was also very positive in his remarks. He acknowledged that we were there to celebrate the Penniman House acquisition and the plan to house Pleasant Hill's history in this historic property. Mr. Givens praised the location, the benefits that will accrue to the community and to everyone with "Pleasant Hill DNA." Mr. Givens did a great job and was well-spoken.
- Following Mr. Givens's speech, a group of schoolchildren sang two songs, and Captain May closed the meeting with a prayer.
- Of the 50-60 people in attendance, there were probably five to seven media representatives. Mr. Dickerson tried to engage all of them, and gave an interview to Adam Ragusea of GPB. Adam produced a great radio report, and was gracious enough to include Jeff's quotes. Following the meeting, Mr. Givens gave extensive interviews to television media.
- 11 Alive in Atlanta did a story. Georgia Public Broadcasting, at least two TV stations in Macon, the Macon Telegraph, Huffington Post and Associated Press all reported on the event. The Associated Press story aired in some national markets in addition to Huffington Post and other news sites.

Item 3: Georgia State Financing and Investment Commission (GSFIC)-Presentation on the Construction Manager/General Contractor Delivery Method for the Relocation and Rehabilitation Process

Action Item(s)

Jeff Lacks and Carmen Cureton gave a presentation on GSFIC's CM/GC delivery method:

- GSFIC was created by Constitutional Amendment in 1972.
- GSFIC has managed 112 projects. It has a \$1.1 billion dollar construction budget.
- GSFIC provides professional management assistance.
- GSFIC discussed different delivery methods with GDOT, but determined the CM/GC method fit best because this is a phased project.
- The Construction Management/General Contractor Delivery Method is where the owner engages an CM/GC who provides professional management assistance to the Owner prior to construction, and advice on constructability, budget, and schedule considerations.
- During construction, the CM later converts to the equivalent of a General Contractor.
- The CM holds the risk of subletting the construction work to trade subcontractors and guaranteeing completion of the project for a fixed, negotiated price following completion of the design.
- The CM/GC selects subcontractors with a qualification-based selection process.
- There will be development and advertisement of Request for Qualifications.
- Qualifications submittals will be ranked by Selection Committee.
- There will be three to five "finalist" firms.
- Finalist may be required to submit additional Project-specific proposals detailing team commitments and plans.
- Finalists are interviewed by Committee.
- Committee selects top-ranked firm and negotiates with firm.
- Universal Evaluation Criteria for firms are 1) stability; 2) experience/qualifications 3) past performance and 4) suitability.
- Next, Carmen and Jeff opened up the floor for questions about their presentation.
- Mayor Reichert said his concerns are about the historic nature of the Pleasant Hill Community. He understands GDOT must maintain minimum standards that take into account the historical

MEETING NOTES

MACON/PLEASANT HILL PROJECT

MASTER CONTRACT#: TOOELENV100523 · TASK ORDER#: 10 · PROJECT#: NHIM0-0016-01(092), BIBB

Version #: 1.0

Issue Date: 5/23/13

significance of the houses in Pleasant Hill. The Mayor asked if the houses will still be considered "historic" after the relocation and rehabilitation.

- Eric Duff stated that GDOT has hired a consultant, Lord Aeck and Sargent, to develop historic structures reports, abatement reports, and a rehabilitation plan to ensure the houses are still considered historic once they are relocated and rehabilitated.
- GDOT will replace some materials on houses, but will make sure the houses meet the Secretary of Interior's standards for rehabilitation.
- The construction manager from GSFIC will be charged with observing the Secretary of Interior's standards laid out in their scope of work package.
- Eric Duff said GDOT must make sure the houses will maintain their National Register Nomination.
- The consultant will document the rehabilitation and submit the documentation to the State Historic Preservation Office.
- Josh Rogers asked if there is any way to use state funds to rehabilitate the structures and pass along state income tax credits to the ultimate owners.
- Tommy Craig said EnviroResolution has looked into owner occupant tax credits. The tax credits are only available to owner occupants.
- Mayor Reichert said we might be able to get the closing attorneys to put historical restrictions in the deeds to ensure the owner occupants also get federal tax credits.
- Peter Givens said that is the idea. PHNIG wants to keep the houses on the historic list.
- Eric Duff asked Josh Rogers if he had anything to add since he works on projects like this all the time.
- Josh said there is a way to arrange for non-profit ownership during the time of rehabilitation. The non-profit can then transfer the tax credits on to the owner.
- Tommy Craig said EnviroResolution looked into this also, but it would violate the Gratuities Clause of the Georgia Constitution since GDOT is a state agency.
- Josh Rogers said Historic Macon owns easements and covenants on 130 houses and this is a much simpler process. Our attorney can provide the easements to ensure perpetual control over the maintenance of the home.
- Josh Rogers asked what will happen to the sales proceeds once GDOT sells the homes.
- Clinton Ford said the proceeds will go back into GDOT's general fund.
- Mayor Reichert asked what the timeline is for getting the CM/GC process moving.
- Jeff Lacks said the process might take sixty days from the time GSFIC advertises to until it makes the selection of contractors. Jeff said it then takes around thirty days to come to an agreement with the preferred contractor.
- Eric Duff said GDOT is now working with GSFIC on scope of work for the Request for Qualifications (RFQ) documents. This should take around two months.
- Peter Givens asked why this process will take two months.
- Jeff Lacks said once the documents are ready, GSFIC can post the RFQ on the GDOT website. The ad will run for thirty days. After thirty days, any firms interested can submit an Statement of Qualifications (SOQ).
- Eric Duff said he meant it should take two months to get to the point where the SOQ's are in hand.
- The RFQ advertisement should go out in the near future.

MEETING NOTES

MACON/PLEASANT HILL PROJECT

MASTER CONTRACT#: TOOELENV100523 · TASK ORDER#: 10 · PROJECT#: NHIM0-0016-01(092), BIBB

Version #: 1.0

Issue Date: 5/23/13

Item 4: Upcoming Contractor Seminar

Action Item(s)

Eric Duff discussed an upcoming contractor seminar GDOT is hosting at the GDOT Macon Area Office:

- Eric said GDOT will be hosting another contractor seminar at the GDOT Macon Area Office on June 13th from 5:30 p.m to 7:30 p.m.
- Eric said Representative Beverly asked GDOT to host another seminar because the first seminar was held earlier in the day.
- Eric said GDOT wants to ensure the contractors can get off work and attend the seminar to learn how to get DBE certified.
- Eric said GDOT will likely get the advertisement for the contractor seminar out next week.
- Eric said he will send Peter Givens a copy of the advertisement.

Item 5: Meeting Location

Action Item(s)

Clinton Ford discussed the possibilities for future meeting locations:

- Clinton said several people have asked about trying to find a location for the mitigation progress meetings in Pleasant Hill.
- Peter Givens said the Dan High Center or St. Peter Claver would be a good location for the meetings. There might be people who want to be at the meetings, but they cannot travel to the GDOT Macon office.
- Tony Lowden offered to host the mitigation progress meetings at the Booker T. Washington Community Center. Tony said the Center can hold up to three hundred and seventy five people and, it is set up with projectors and sound.
- Captain May said he also thinks the Booker T. Center is a good venue for the meetings because everyone in the community is familiar with the Center.
- Clinton Ford said GDOT will schedule the next mitigation progress meeting at the Booker T. Washington Community Center.
- Clinton Ford also discussed the need for monthly meetings in the future. Clinton said GDOT will set an internal cut-off date to determine if GDOT will be hosting a mitigation progress meeting that month. Banks will send out an email with agenda items.
- Tommy Craig said GDOT should set up a regular meeting date each month. The meetings could be on the fourth Thursday every month. Two weeks in advance of the meeting, GDOT could determine if there is a need to have a meeting that month. GDOT should send out a notice either way.
- Peter Givens asked how the community can get involved in the conversation of whether to hold a meeting each month.
- Tommy Craig said GDOT will listen to the community's input, and then GDOT will discuss internally.
- Captain May said it will be best if the meetings are always held at the same location in order to avoid confusion. If we keep the same location, we will get better participation.

MEETING NOTES

MACON/PLEASANT HILL PROJECT

MASTER CONTRACT#: TOOELENV100523 · TASK ORDER#: 10 · PROJECT#: NHIM0-0016-01(092), BIBB

Version #: 1.0

Issue Date: 5/23/13

Item 6: Community Feedback

Action Item(s)

Banks Craig opened the floor for community questions and discussion.

- Pastor McFadden asked how often GDOT anticipates hosting public meetings.
- Clinton said GDOT will host public meetings when the information dictates a public meeting such as when there are major announcements.
- Tommy Craig said there will be public meetings coming up for the noise/visual wall input.
- Peter Givens said PHNIG still has a lot of work to do regarding discussing noise walls and the possibilities of natural barriers.
- Peter Givens said PHNIG needs a work meeting with GDOT to work certain things out before it gets presented at the public community meeting.
- Clinton Ford said he is not opposed to GDOT having a work meeting with PHNIG about the possibilities for the noise/visual walls.
- Peter Givens said if we have a work meeting, then we will have more definitive information to present to the community at the public meetings.
- Pastor McFadden asked who actually makes the decision as to what type of noise wall will actually go up after GDOT takes input from the community.
- Clinton Ford said the purpose of the public outreach meetings is to gather the community's preferences for the noise/visual walls. The only thing GDOT has determined is that concrete walls will be used.