



REAL ESTATE COMMITTEE MEETING

Brian Strack, Committee Chair
Grif Chalfant, Director
Peter Bilson, Director
George Bentley, Director
Randy Weiner, Director
Raymond C. Buday, Director

Tuesday, October 16, 2012

City Hall, 2nd Floor Conference Rm.

Presiding: Brian Strack

Present: Pete Bilson, George Bentley, Ray Buday

Also Present:

Reggie Taylor, Executive Director

Teresa Sabree, Redevelopment Project Manager

Dan Conn, Public Works Director

CALL TO ORDER:

Chairman Strack called the meeting to order at 6:01 p.m.

NEW BUSINESS:

- Discussion of 193/195 Hedges Street Maintenance

R. Taylor opened discussion of rehabilitation work to be completed at 193/195 Hedges Street. Taylor distributed three contractor bids ranging in price from \$1,822 to \$8,220 and differing in scope of work. The low bid includes a 10% discount and per the contractor, the high bid can be discounted by 25 percent. Directors inquired as to the repair methods and reputation of contractors. All bids include pre and post air quality testing and one bid includes construction repair. Discussion followed regarding pricing, bid comparison, project budget and leasing or potential sale of the property. The Committee agreed that Taylor should continue to negotiate with bidders on scope and obtain quotes for construction repair items to allow for apples to apples comparison of proposal cost.

Action: A motion was made by Director Strack and seconded by Director Buday to set the project budget at \$3,750 and allow staff to negotiate with Reliant Property Logistics, LLC and All South Cleaning & Restoration Services to obtain comparable quotes. The motion was approved unanimously.

- Discussion of Hedges Realignment

R. Taylor opened discussion of re-alignment of Hedges Street and West Dixie Avenue and new intersection traffic signalization, Dan Conn gave the committee an overview of the process and

project history dating back to 2008/2009 request to Georgia Department of Transportation (GDOT) for determination of a signal. Conn explained that GDOT reported to LAI that the new road could be signalized if the intersection meets traffic volume and distance requirements.

Conn advised the Committee that the proposed intersections distance to Gramling Street and marginal projected traffic volumes will be problematic for a signal request. Dan reported that it is not likely GDOT will waive requirements. Public Works and GDOT staff will meet the following week to determine what the minimum requirements will be to obtain signal approval considering the distance to Gramling Street. The concern with removing the Gramling Street light is sight distance for vehicles turning onto Powder Springs Street due to the streets steep angle. Typically design plans, which cost up to \$350,000, would be submitted with the request, but the final design for the Hedges project would be contingent on signalization.

Discussion followed regarding moving the Gramling Street light to another location on Powder Springs Street while maintaining signalized access to the Wynhaven property. Conn reported that moving the light from Gramling to the new intersection could be influenced by both site distance issues and potential Developer purchase of Wynhaven apartments. Conn continues to hear support for a signal in front of the Hilton and the city will contact lobbyist to try to gain support from GDOT. If the new intersection marginally meets required volumes, GDOT will require the request to be resubmitted after new development is completed. Committee members inquired more about the GDOT volume requirements and traffic volumes from the Hilton.

The committee discussed the redevelopment prospects of Wynhaven versus the need to continue support for existing public/private investment in the Hedges Area. The Committee studied an aerial map of the area around both sites to explore potential alternatives for the street network including continuing Garrison Road across Powder Springs Street to the west. Discussion followed regarding uses that will satisfy volume requirements. Director Bilson inquired as to what Public Works staff needs for MRC to take before GDOT and will look at the road network following the meeting and develop potential design concepts for the Committee to review.

- 89/91 Hedges Street demolition

Taylor updated the Committee on efforts to obtain clearance from the State Historic Preservation Office needed to proceed with CDBG funded demolition of 89/91 Hedges Street.

ADJOURN

The meeting adjourned at 7:40 p.m.