

Urban Redevelopment Authority
SPECIAL CALL MEETING MINUTES
CITY OF FOREST PARK
745 FOREST PARKWAY
FOREST PARK, GA 30297
JULY 16, 2020
6:00 PM

Call to Order

The Urban Redevelopment Authority meeting for July 16, 2020 was called to order by Chairwoman, Angelyne Butler, at 6:03 PM.

Present

Chairwoman, Angelyne Butler; Eliot Lawrence; Ed Taylor; Eric Stallings; Lois Wright – joined at 6:22 PM, Steve Bernard - joined at 6:44 PM.

Also Present:

Councilwoman, Kimberly James
Mike Williams, City Attorney
Bruce Abraham, Economic Development Director
Danita Hamid, Economic Development Assistant
Ken Thompson, Finance Director
David Welch, Robinson Weeks
Tim Staub, Robinson Weeks
Ed Wall, Piper Jaffray & Co.
Osvaldo Sanchez, Daf Concrete
Antonio Sanchez, Daf Concrete
Audrey Sanchez, Daf Concrete
Sandra Jennings, Pentagon 540
Mike Monteleone, Oasis Consulting
Fred Fatemi & Associates, EDT

Extension Request for Army Payment

Mike Williams updated the board on the request for an extension on the payment due to the Army at the end of August.

The request for an extension and required information was submitted to the Army and Mike Williams is just waiting to hear back from the Army.

Reconsideration Rateree Road Extension Contract

Chairwoman Angelyne Butler provided some background information. At the URA meeting on June 25, 2020, the board awarded Daf Concrete the Rateree Road extension contract. However, after that award was approved, new information was brought to Chairwoman, Angelyne Butler's attention and she requested that the selection process be explained to the board.

Tim Staub of Robinson Weeks explained the selection process for the Rateree Road extension. He said that when they put the Rateree Road contract out for bid, they received

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five (5) bids, and the two lowest bids were Pentagon 540 and Daf Concrete. When researching Pentagon 540, whom submitted the lowest bid, Tim Staub found that they only had three (3) years of experience and no relevant experience for this kind of project. Tim Staub said that although they would have like to have selected the lowest bidder, they believed the risk was too high. Daf Concrete had experience working with municipalities and Clayton County and had done work of a similar size before. Based on that, he believed they were the best choice.

Chairwoman, Angelyne Butler, asked if Daf Concrete met the criteria based on G-DOT Standards. Tim Staub explained that neither contractor has G-DOT certifications, but one of Daf Concrete's sub-contractors has DOT experience and a DOT vendor ID.

Chairwoman, Angelyne Butler, asked what matrix was used to evaluate each company. Tim Staub said the matrix was based on experience and ability to do the job.

Chairwoman, Angelyne Butler, asked if the lowest bidder was bonded. Tim Staub explained that Pentagon 540 and Daf Concrete were both bonded and had everything to qualify.

Osvaldo Sanchez of Daf Concrete discussed their qualifications. Their focus is asphalt paving and they've been in business for almost fifteen (15) years. They have annual contracts with Clayton County and Gwinnett County. They've been working with Gwinnett for four (4) years and Clayton County for seven (7) years. They're currently working on several projects throughout the state.

Sandra Jennings of Pentagon 540 discussed their qualifications. Pentagon is a certified DBE and specialize in construction and professional engineering services. In their proposal, they only included information about projects that were comparable to the work to be completed at Gillem, including the work they completed at Fort McPherson. Sandra Jennings also mentioned that the company was DOT certified.

Tim Staub said that the information regarding to DOT certification was not included with the bid information

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included.

Ed Wall asked the discussion could be tabled and further discussed at a later date. Tim Staub explained the time constraints associated with the project because they would need to start construction soon to avoid the project moving into the winter and issues concerning Lake City. David Welch also pointed out that funding from GDOT and the REBA grant, and the GDOT funding requires a contract be awarded by the end of the month.

**Approval of Reconsideration
of the Rateree Road
Extension Contract**

Ed Taylor made a motion to reconsider the contract for the Rateree Road Extension.

Lois Wright seconded the motion.
Motion approved unanimously.

**Approval to Table
Reconsideration of the
Rateree Road Extension**

Eric Stallings made a motion to table the reconsideration of the Rateree Road Extension contract until a later date.

Eliot Lawrence seconded the motion.
Motion approved unanimously.

Amendment to the Agenda

Lois Wright made a motion to amend the agenda to discuss the Oasis contract.

Eliot Lawrence seconded the motion.
Motion approved unanimously.

**Discussion: Oasis Contract
Extension**

Mike Monteleone of Oasis Consulting provided an update on what the firm has been working on.

Oasis Consulting has been working on transferring the balance land from the Army to the URA. There have been delays in the transferring of land to the URA. The pond adjacent to Building 1200 was supposed to be transferred in July 2020, but Mike Monteleone anticipates it being transferred in December 2020. Parcel 5 in the Northwest Corner was expected to be transferred in December 2020, but they're expecting a delay that will move that to June 2021. Oasis Consulting anticipates the same timeline for the North

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Landfill Remainder and the land remaining at the south side of Gillem. These delays are due to a delay in the review of documents by the Army so that they can approve the transfer of land.

Mike Monteleone also discussed the request to extend the payment to the Army. He said he believes the Army will grant the extension. He also mentioned that many of the Army contacts they've been working with are retiring so there will be some changes in the coming future.

Mike Monteleone asked the board to consider renewing the contract between Oasis and URA. The contract with Oasis Consulting expired on June 30, 2020. The budget and scope of work will remain the same.

Approval of the Oasis Contract Extension

Eric Stallings made a motion to extend the contract between Oasis Consulting and the URA.

Eliot Lawrence seconded the motion.
Motion approved unanimously.

Executive Session

Made a motion to recess for executive session.
Ed Taylor seconded the motion.

Recess for executive session at 6:45 PM.

Eric Stalling made a motion to adjourn executive session and resume the regular meeting.

Lois Wright seconded the motion.
Motion approved unanimously.

Regular meeting resumed at 8:05 PM.

Adjournment

Eliot Lawrence made a motion to adjourn meeting.

Lois Wright seconded the motion.
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Meeting adjourned at 8:05 PM.

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