

**MINUTES**  
**MEETING OF THE BOARD OF DIRECTORS**  
**BUSINESS MANAGEMENT COMMITTEE**  
**METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY**

**June 30, 2016**

The Board of Directors Business Management Committee met on June 30, 2016 at 10:59 a.m. in the Board Room on the 6<sup>th</sup> Floor of the MARTA Headquarters Building, 2424 Piedmont Road, Atlanta, Georgia.

**Board Members Present**

Robert F. Dallas  
Frederick L. Daniels, Jr., *Chair*  
Jerry Griffin  
Freda B. Hardage  
Barbara Babbit Kaufman

MARTA officials in attendance were: General Manager/CEO Keith T. Parker, AICP; Chief Operating Officer Rich A. Krisak; Chief Financial Officer Gordon L. Hutchinson; Chief Administrative Officer LaShanda Dawkins (Acting); Chief Counsel Elizabeth O'Neill; AGMs Elayne Berry, Wanda Dunham, Ming Hsi, Benjamin Limmer, Ryland McClendon and David Springstead (Interim); Executive Director Ferdinand Risco; Sr. Directors Joseph Erves and Amanda Rhein; Directors Lisa DeGrace and Jonathan Hunt; Executive Manager to the Board Rebbie Ellisor-Taylor; Sr. Executive Administrator Brenda L. Williams; Finance Administrative Analyst Tracy Kincaid. Others in attendance Davis Allen, Rhonda Allen, Abebe Girmay, Aston Greene, Ereka Griffin and Columbus Ussery.

Also in attendance was Pam Alexander and Winston Simmonds of LTK Engineering; Jack Buckingham and Consuella Ragin of MATC.

**Consent Agenda**

---

- a) Approval of the May 26, 2016 Business Management Committee Meeting Minutes
- b) Resolution Authorizing the Disposition of Property Rights in MARTA Parcel D1118, D3050 and D1158
- c) Resolution Authorizing Award of a Contract for Insurance Brokerage Services, RFP P36396

On motion by Mrs. Kaufman seconded by Mr. Griffin, the Consent Agenda was unanimously approved by a vote of 5 to 0, with 5 members present.

### **Individual Agenda**

#### **Resolution Authorizing Execution of a Master Easement Agreement with Google Fiber, Inc. for the Installation of the Google Fiber Network**

Ms. Rhein presented this resolution for Board of Directors approval authorizing the General Manager/CEO or his delegate to enter into a master easement agreement with Google Fiber, Inc. for the installation of fiber optic cable and conduit.

On motion by Mrs. Kaufman seconded by Mrs. Hardage, the resolution was unanimously approved by a vote of 5 to 0, with 5 members present.

#### **Resolution for Award of Contract P36761 Mobile Command Vehicle**

Lt. Greene presented this resolution for Board of Directors approval authorizing the General Manager/CEO or his delegate to enter into a contract with LDV, Inc. for the procurement of a National Incident Management System (NIMS) Type I Mobile Command Vehicle (MCV) for the MARTA Police & Emergency Management Department.

\*\*\*\*\*

#### *Purpose – Mobile Command Vehicle (MCV)*

- Enhance and reestablish communication and coordination during emergency incidents and special events
- Align with Federal, State, and best practices for Emergency Management (NIMS)
- Show increased presence within MARTA Police's jurisdictions from a security perspective
- Maintain compliance with Department of Homeland Security (DHS) and Federal Emergency Management Agency (FEMA) standards

#### *MCV in the Community*

- Professional Football Games
- Major Holidays
- Screen on the Green

- Dragon Con Parade
- Kids in Transit
- School Tours
- National Night Out
- Transit Tour
- Homeland Security Drills
- College Sporting Events

*Operation Destination Disaster (D2)*

- The FTA and DHS require transit agencies of MARTA's size to conduct security exercises
- The MCV is the Command & Control Center for these exercises

*Existing Condition: MCV (Bus)*

- Chassis
  - 13 Years of age
  - Non-Functional Command and Control Area
- Technology/Communications
  - Outdated and slow
  - Limited capacity
  - Unsupported technology
  - Interoperability limitations
- To meet mission requirements the current MCV platform is not suitable for reconfiguration or upgrades

*Proposed Replacement MCV*

- Functionally and technologically suited (Mission Compatible)
- Modern command & control communications platform
- New chassis allowing for maximum amount of equipment
- Ergonomic design meets MPD's mission

- Communication infrastructure design limits obsolescence
- Integrated communications systems and equipment
- Technology easily managed
- Shorter than originally proposed

*Conceptual Workstation Area*

- Increased workspace capacity
- Slide-outs expand for seating and clear passage
- Easily monitor CCTVs and vehicle perimeter
- Coordinate activities and complete administrative tasks
- On-board technology will:
  - Enhance communication capabilities
  - Send and receive audio, text and encrypted data
  - Send and receive video data via satellite and wireless systems

\*\*\*\*\*

On motion by Mrs. Kaufman seconded by Mrs. Hardage, the resolution was unanimously approved by a vote of 5 to 0, with 5 members present.

**Briefing – Incidental Uses at Five Points Station**

Ms. Rhein briefed the Committee on the proposed projects for incidental uses at Five Points Station.

*Incidental Use*

- Use of real property and equipment for limited non-transit use compatible with the approved purpose of the project – must not interfere with intended public transportation uses
- Examples include:
  - Leasing of space at fair market value – 3 year lease for use of excess parking

- Use agreements/contracts that may not require compensation – 1-3 day special events

*Incidental Use at Five Points Station*

- CAP/ADID's MARTA Makeover Project identified immediate-, short-, and long-term placemaking and tactical urbanism projects to transform the appearance of and experience at Five Points Station
- Projects will build goodwill with the community, activate an underutilized area of the station and enhance system ridership

*Proposed Projects*

- Mini Pitch Soccer Field
  - Sponsor: Soccer in the Streets - non-profit organization created in 1989 to empower underserved youth through soccer, character development, mentoring and employment programs
  - Improvement: Synthetic turf 66-foot by 99-foot field and container
  - Proposed Use: Daily from 10:00 am to 10:00 pm
  - Audience: Youth and adults in league, field will be part of APS middle school soccer league with 500 weekly participants
  - Term: 3-years at \$1,000/year
  - Soccer in the Streets is Atlanta United FC community partner
- Community Garden
  - Sponsor: Central Atlanta Progress (CAP) - a private nonprofit community development organization and the Atlanta Downtown Improvement District (ADID) - a public-private partnership that strives to create a livable environment for Downtown
  - Improvement: Four (4) 20 gallon galvanized stock tanks to serve as the planter containers, tool cabinet, 8 rainwater barrels
  - Proposed Use: 7:00 am to 8:00 pm Monday through Friday and 9:00 am to 6:00 pm Saturday and Sunday
  - Audience: community gardeners will be required to register with the CAP/ADID to gain entry to the garden plaza
  - Term: 1-year pilot program at no cost

*Next Steps*

- License Agreements drafted
- FTA concurrence requested May 13, 2016
- Implementation to occur this summer pending FTA approval
- Mini Pitch official launch in October with Atlanta United FC

Mr. Parker said MARTA is very excited about this opportunity. The Authority maintains control of the projects, and will ensure that the transit component remains primary.

Mrs. Hardage said she saw this concept in Denver – it has been very well received by the community there.

**Briefing – FY2016 April Budget Variance Analysis and Performance Indicators**

Mr. Hutchinson briefed the Committee on the FY2016 April Budget Variance Analysis and select Performance Indicators.

- For the month of April, Revenues exceeded Expenditures resulting in a surplus of \$4.9M, \$2.9M better than budget
- On an aggregate basis for tax receipts, MARTA is positive; although sales tax continues to lag
- Passenger Revenue continues to lag against budget
- Year-to-Date (YTD) MARTA experienced a 10-month surplus due to lower than budget expenditures, resulting in a \$35.7M surplus – \$19.8M better than budget
- Sales Tax aggregate is \$10.3M off the budget, primarily due to the lag in sales tax receipts; Sales Tax and Ad Valorem is expected to strengthen in May
- Capital Charges were negative \$.5M
- MARTA expects to close the fiscal year positive
- Sales Tax Subsidy is 37.5% required to fund operations, which is very good
- Over the fiscal year, MARTA was positive (Revenues exceeded Expenditures) every month with the exception of one
- Gross Labor is better than prior year
- Combined Ridership has shown weakness for the fifth month in a row

Mr. Daniels asked if MARTA has discussed the lag in Sales Tax receipts with the Tax Commissioner.

Mr. Hutchinson said staff confirmed that MARTA is receiving what is due. The Authority is seeing some strengthening in Ad Valorem due to car sales, but the Authority was overly optimistic with its Sales Tax expectations.

Mr. Daniels asked what is the weakness in Combined Ridership attributable to.

Mr. Hutchinson said it is the combined result of low fuel prices and dips in On-Time Performance (OTP); additionally, there were less special events in the service area this year.

Mr. Parker added that Ridership is down nationally. Rail Ridership has held up, but Bus Ridership is significantly down.

Mr. Daniels asked how far is MARTA from the Comprehensive Operations Analysis (COA) implementation.

Mr. Parker said MARTA is in a bit of a holding pattern until the November elections, but there will be some enactments this fiscal year.

Mr. Dallas asked why was the prior year OTP so much better than the current year.

Mr. Krisak said last year Operations was fully staffed – the same people operated the same routes every day. Last year was a very good year, but MARTA is not too far from target currently.

\*\*\*\*\*

On motion by Mrs. Hardage seconded by Mr. Dallas, the Committee unanimously agreed to go into Executive Session at 11:41 a.m. to discuss a real estate matter.

On motion by Mr. Griffin seconded Mrs. Hardage, the Committee unanimously agreed to adjourn the Executive Session at 12:09 p.m.

\*\*\*\*\*

**Resolution Authorizing Execution of Agreements with Brookhaven City Center Partners, LLC for the Development of Property at Brookhaven/Oglethorpe Station Parcel D3166**

---

Ms. Rhein presented this resolution for Board of Directors approval authorizing the General Manager/CEO or his delegate to execute agreements with Brookhaven City Center Partners, LLC for the development of MARTA property at the Brookhaven/Oglethorpe University Station.

On motion by Mr. Dallas seconded by Mrs. Hardage, the resolution was unanimously approved by a vote of 4 to 0, with 4 members present.

**Resolution Authorizing Termination of First Amended and Restated Lease Agreement between MARTA and Carter Lindbergh Office, LLC for Office Facility at Lindbergh City Center Project**

---

Ms. Rhein presented this resolution for Board of Directors approval authorizing the General Manager/CEO or his delegate to terminate the First Amended and Restated Lease Agreement between MARTA and Carter Lindbergh Office, LLC for Office Facility at Lindbergh City Center Project in exchange for a reduction in Development Rights Consideration payments.

On motion by Mr. Griffin seconded by Mrs. Hardage, the resolution was unanimously approved by a vote of 4 to 0, with 4 members present.

**Other Matters**

---

- a) The Committee was provided the FY2016 April Key Performance Indicators as informational only.

**Adjournment**

---

The meeting of the Business Management Committee adjourned at 12:11 p.m.