



BOARD OF DIRECTORS
METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY
PLANNING AND CAPITAL PROGRAMS COMMITTEE
THURSDAY, JULY 29, 2021
MARTA HEADQUARTERS
MEETING MINUTES

Committee Chair Al Pond called the meeting to order at 9:30 a.m.

Board Members Present	Staff Members Present
Roberta Abdul-Salaam	Jeffrey Parker
Robert Ashe ¹	Collie Greenwood
Jim Durrett	Elizabeth O’Neill
Roderick Frierson	Luz Borrero
Freda Hardage ¹	Rhonda Allen
Al Pond, Chair	Raj Srinath
Rita Scott	Manjeet Ranu
Christopher Tomlinson ²	Michael S. Kreher

Also in attendance: Board General Counsel Justice Leah Ward Sears of Smith, Gambrell & Russell, LLP and Juan Pittman of Frascas & Associates other staff members: Jonathan Brathwaite, Robin Boyd, Jacquie Colgan; Kristina Jones, Dean Mallis, Paula Nash, Andre Pendleton, Officer Amy Shumate, Kirk Talbott, Sean Thomas, Kenya Hammond, Keri Lee and Tyrene Huff.

Approval of the June 24, 2021 Planning and Capital Programs Committee Meeting Minutes

Committee Chair Pond called for a motion to approve the June 24, 2021 meeting minutes. Board Member Abdul-Salaam made a motion to approve; Board Member Durrett seconded the motion. The minutes were approved unanimously by a vote of 6 to 0 with 7^{1,2} members present.

Resolution Authorizing the Solicitation of Proposals for C-Cure 9000 Access Contract System

Project Manager II, Jacquie Colgan, presented the above resolution requesting the MARTA Board of Directors to authorize the solicitation of Proposals for the Procurement of an Access Control System (software and hardware), installation services, and maintenance services, RFP P49262.

Committee Chair Pond opened the floor for questions and/or comments.

- Committee Chair Pond asked how the cost relates to the prior contract. Ms. Colgan replied that this cost is for the replacement of the hardware and servers.

¹Board Member Freda Hardage and Robert Ashe arrived after the vote to approve the minutes.

²Christopher Tomlinson is the Executive Director of Georgia Regional Transportation Authority (GRTA). Per the MARTA Act, he is a non-voting member of the Board of Directors.

- Board Member Abdul-Salaam asked if the Protective Specialist were different from MARTA Police. General Manager Jeffrey Parker replied that they are part of the MARTA Police department but are not sworn officers.

Committee Chair Pond called for a motion to approve. A motion to approve the resolution was made by Board Member Durrett and seconded by Board Member Abdul-Salaam. The resolution was approved unanimously by a vote of 8 to 0 with 9² members present.

Resolution Authorizing the Execution of an Encroachment Agreement with Owners of 715 W Whitehall Street SW for improvements encroaching on the West End MARTA Station, MARTA Parcel D4177, Fulton County, Atlanta GA 30310

Director of Real Estate Robin Boyd requested approval of the above resolution authorizing the execution of an Encroachment Agreement with the Owners of 715 W Whitehall Street SW for improvements encroaching on MARTA Parcel D4177 to the City of College Park for the appraised fair market value.

Committee Chair Ashe opened the floor for questions and/or comments.

- Board Chair Scott asked if the housing units will all be affordable housing or only a percent of the units be affordable housing. Ms. Boyd will get back to the Committee with an answer.
- Board Member Frierson asked if the property at 715 Whitehall will be developed and how will they access the rail station on that end. Ms. Boyd replied that yes, but I will have to find out how they will access the station and follow up with the Committee with an answer.

Committee Chair Pond called for a motion to approve. A motion to approve the resolution was made by Board Member Durrett and seconded by Board Member Ashe. The resolution was approved unanimously by a vote of 8 to 0 with 9² members present.

Resolution Authorizing the Sale of MARTA's fee Interest in 0 Main Street at the intersection of Main Street and Oxford Avenue, MARTA Parcel D4182, to the City of College Park for redevelopment of 3907 Main Street, Fulton County, College Park GA

Director of Real Estate Robin Boyd requested approval of the above resolution authorizing the sale of MARTA Parcel D4182 to the City of College Park for the appraised fair market value.

Committee Chair Pond opened the floor for questions and/or comments.

- There were none.

Committee Chair Pond called for a motion to approve. A motion to approve the resolution was made by Board Member Durrett and seconded by Board Member Frierson. The resolution was approved unanimously by a vote of 8 to 0 with 9² members present.

Other Matters

None

Adjournment

The Committee meeting adjourned at 9:46 a.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Tyrene L. Huff". The signature is written in a cursive style with a large initial 'T'.

Tyrene L. Huff
Assistant Secretary to the Board

YouTube Link: <https://youtu.be/Nii7-LcxiGE>



#32213-Access Control System

Request to Solicit Proposals – RFP

Planning and Capital Programs Committee - July 29, 2021



Access Control System Background

The system secures access by using proximity cards. The cards allow entry and exit only for authorized personnel.

MARTA Police Protective Specialists validate a photo on the access control workstation for each person attempting entry.

Access Control is the foremost system for securing MARTA facilities while ensuring the safety of all personnel.

The existing Access Control System is C-Cure 800/8000.

- Exceeded its projected useful life and no longer is supported by the manufacturer.
- Suffers failures at an increasing rate with longer time to restore functionality.
- Third-party Review Studies have solidified requirements.

Competitive Solicitation - RFP

Request Board approval to solicit proposals, with intent to make one award. The solicitation package will include the following items from each proponent:

- Access Control System
 - ❖ Includes software and hardware for the primary server and backup server
 - ❖ Potentially replace all hardware in the field
- Installation Services
- Annual Maintenance Service Agreement for Software
 - ❖ Three-year plan included in the base pricing
 - ❖ Additional two one-year renewal options

Project Phase

Immediate Requirement

- Phase I – Replacement Access Control System

Future Requirements

- Phase II through Phase VII
 - Select locations and facilities not currently in the system.

Projected Costs

Project 32213	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI	Phase VII
	FY'22	FY'23	FY'24	FY'25	FY'26	FY'27	FY'28
Annual Budget	\$1,000,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
Running Total	\$1,000,000	\$2,500,000	\$4,000,000	\$5,500,000	\$7,000,000	\$8,500,000	\$10,000,000



Thank You



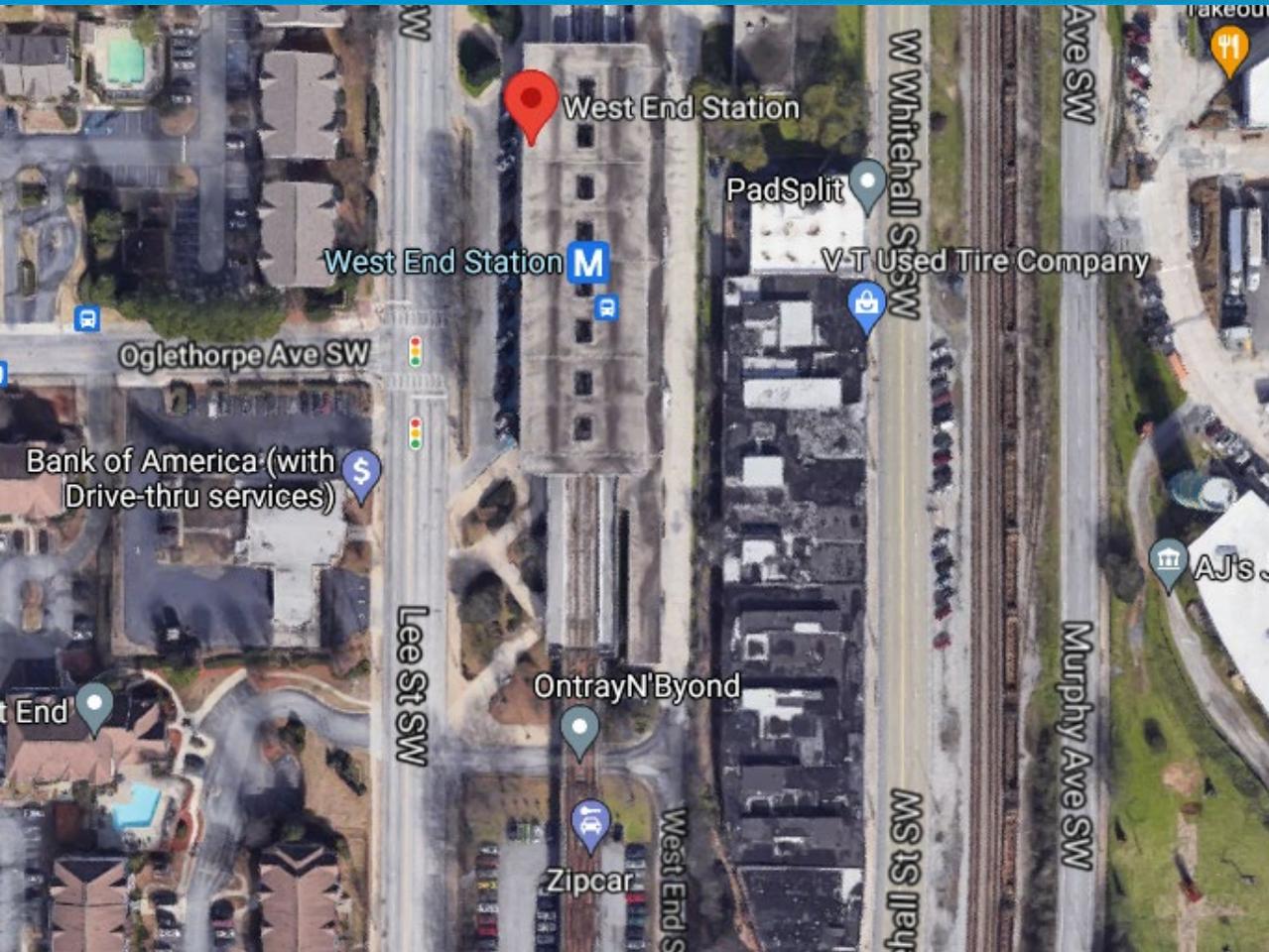


Resolution Authorizing the Execution of an Encroachment Agreement with Owners of 715 W Whitehall Street SW for improvements encroaching on the West End MARTA Station located at 680 Lee Street SW, MARTA Parcel D4177, Fulton County, Atlanta GA 30310

Planning & Capital Programs Committee

July 29, 2021

Robin Boyd
Director of Real Estate



Location Map

Proposed Encroachment Agreement

Location Map

Encroachment of 715 West Whitehall Street SW Property At West End Station



Legend

- Encroachments
- West End Station
- MARTA Gold Line
- MARTA Red Line

Map not to scale, for illustrative purposes only.

Transaction Overview

Purpose	<ul style="list-style-type: none"> MARTA's West End Station (Tax ID 14 0107 LL0020) is located at 680 Lee Street SW and includes approximately 8.3-acres. 715 W Whitehall SW Street SW (1.16-acres with a 72,808-square foot building, Tax ID 14 010700050263) is located adjacent to the West End Station. Improvements on the property are encroaching on MARTA property and were reportedly constructed over 80 years ago in 1930 (according to tax records). Owner of 715 W Whitehall Street SW is selling the property to a new owner who has requested an Encroachment Agreement to clear title whereby MARTA will allow the current encroachment to remain on its property in perpetuity as long as the encroachment shall remain standing as now erected without alteration, with current overlap and extension beyond the easterly line MARTA's property. Buyer of 715 W Whitehall Street SW has indicated their intent to construct affordable housing over the existing improvements which is compatible with MARTA's affordable housing initiative.
Property	MARTA Parcel D4177
Structure	Encroachment Agreement
Appraisal	\$21,900.00
Term	Unless and until encroachment ends
Acquisition History	Property for the West End Station was acquired by MARTA in 1980 and 1983 for \$1,457,121.78
FTA Interest	Grants GA-03-0023 (77%) and GA-03-0008 (79%)

Request Approval of the Board

Resolution Authorizing the Execution of an Encroachment Agreement with Owners of 715 W Whitehall Street SW for improvements encroaching on the West End MARTA Station located at 680 Lee Street SW, MARTA Parcel D4177, Fulton County, Atlanta GA 30310



Thank You



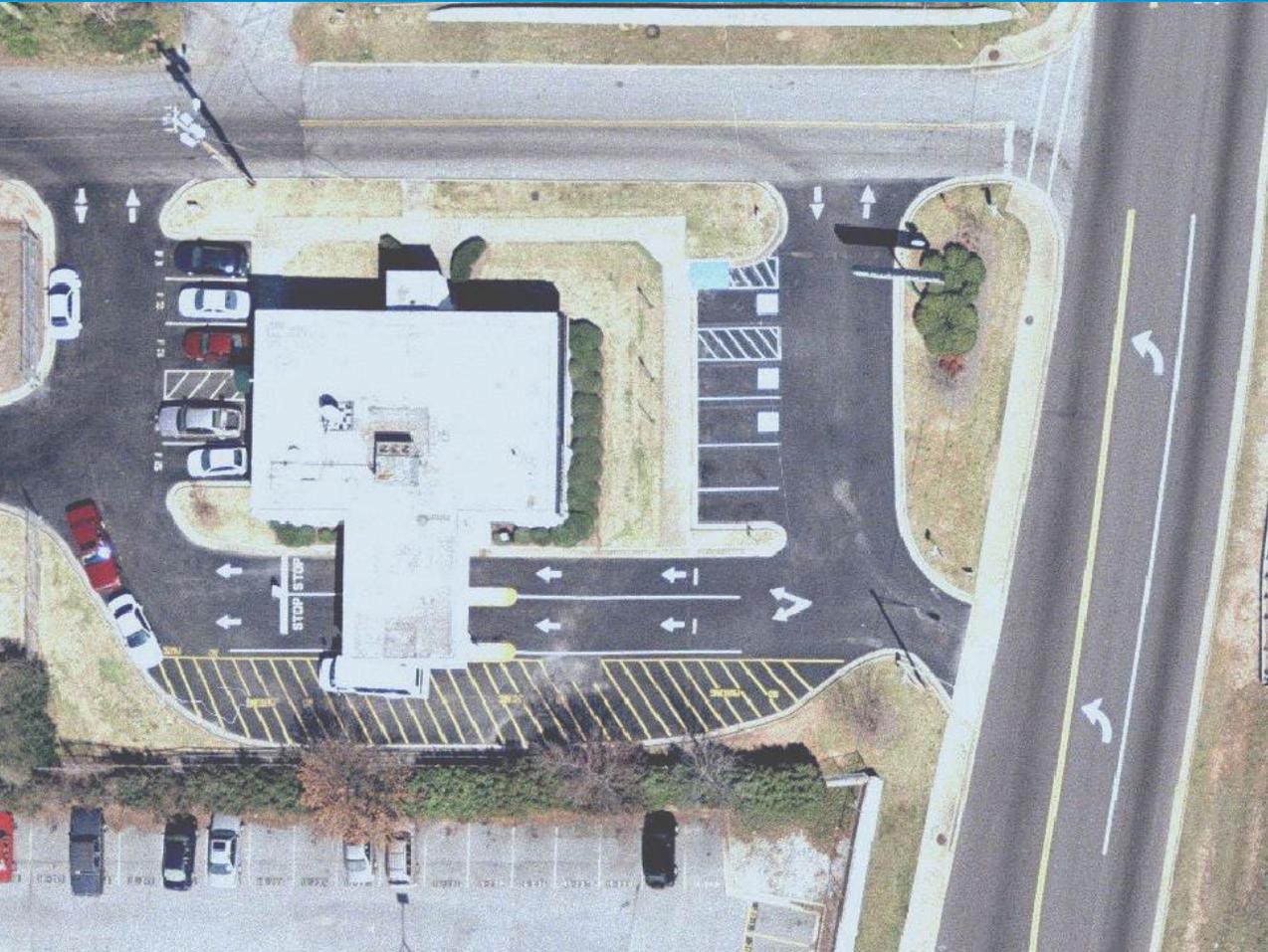


Resolution Authorizing the Sale of MARTA's fee Interest in 0 Main Street at the intersection of Main Street and Oxford Avenue, MARTA Parcel D4182, to the City of College Park for redevelopment of 3907 Main Street, Fulton County, College Park GA 30337

Planning & Capital Programs Committee

July 29, 2021

Robin Boyd
Director of Real Estate



Legal Description
Parcel S823

All and singular that certain tract of land lying and being in Land Lot 6, 13th District, Fulton County Georgia, being more particularly described as follows:

COMMENCING at intersection of the southern right-of-way of Oxford Avenue, having a forty-five foot right-of-way, and the western right-of-way of Main Street, having a variable right-of-way, said point being the POINT OF BEGINNING;

THENCE along the right-of-way of Main Street, South 03°27'28" West, a distance of 97.95 feet to a point;

THENCE South 03°43'26" West, a distance of 16.80 feet to a point;

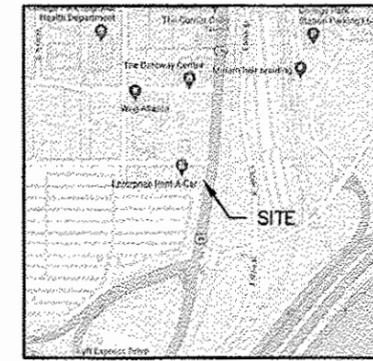
THENCE leaving said right-of-way, South 89°57'50" West, a distance of 26.73 feet to a point;

THENCE North 11°23'08" East, a distance of 55.89 feet to a point;

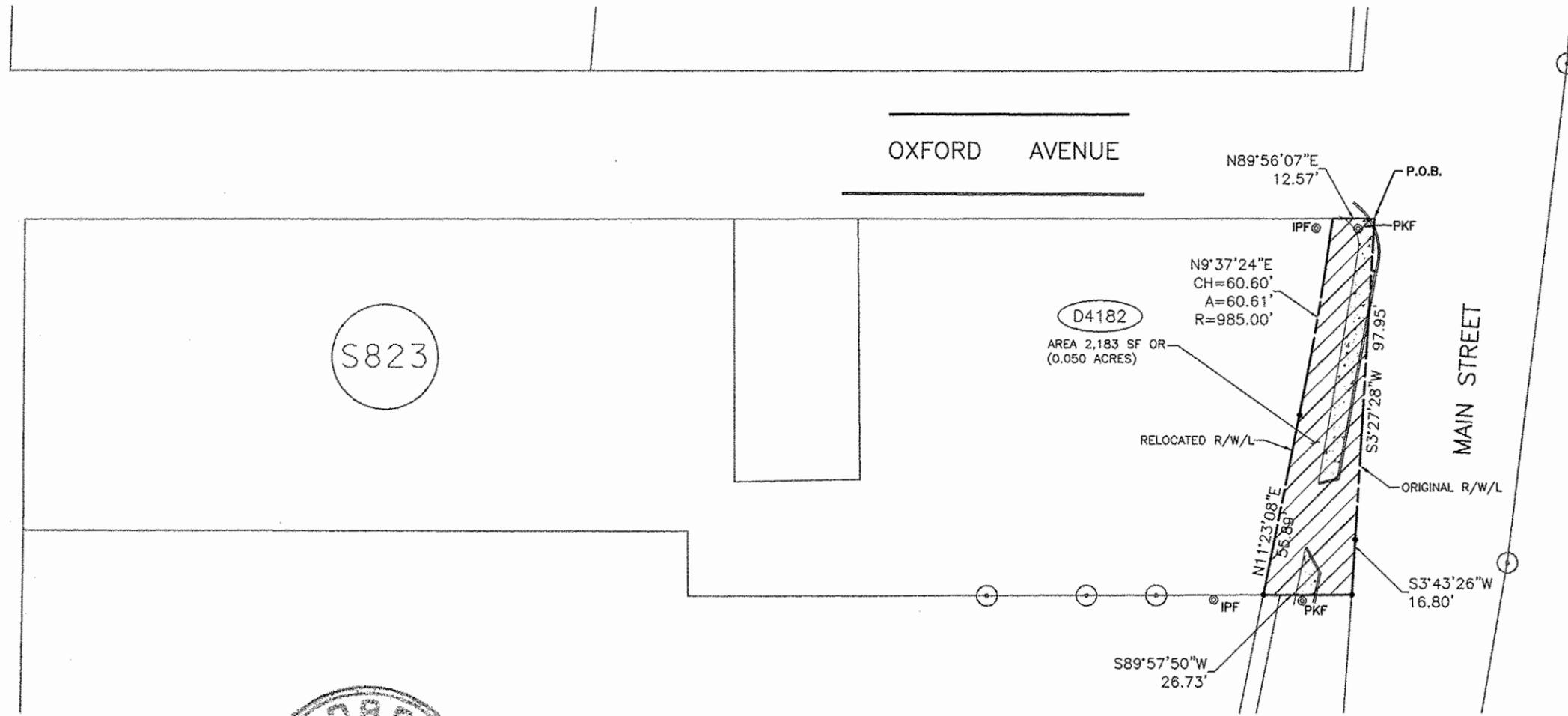
THENCE along the arc of a curve to the left a distance of 60.61 feet, said curve having a radius of 985.00 feet and a chord bearing of North 09°37'24" East, 60.60 feet, to a point on the right-of-way of Oxford Avenue;

THENCE North 89°56'07" East a distance of 12.57 feet to a point, said point being the POINT OF BEGINNING.

Containing 2,183 square feet or 0.050 acres.



LOCATION MAP



NOTES:

- TOTAL AREA = 2183 SQUARE FEET OR 0.050 ACRES.
- THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW, BUT A GEORGIA LICENSED ATTORNEY AT LAW SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH, AND LOCATION OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.
- THE FOLLOWING SURVEYS, DRAWINGS, AND DEEDS WERE REVIEWED IN PREPARING THIS SURVEY:
 - WARRANTY DEED BETWEEN GRACE MCGAHEE BROWN AS GRANTOR, AND METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY AS GRANTEE, DATED SEPTEMBER 18, 1985, RECORDED IN DEED BOOK 9721, PAGES 417-418. FULTON COUNTY RECORDS.
 - MARTA SOUTH LINE CERTIFICATION MAP DRAWING RWS44, CS623, DATED OCTOBER 10, 1984.
- ALL OTHER REFERENCES ARE SHOWN HEREON
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- DISTANCES SHOWN ARE GROUND DISTANCES.
- THE DATE OF FIELD WORK FOR THIS SURVEY IS MARCH 5, 2021.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 75,000 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.
- EQUIPMENT USED FOR MEASUREMENT: LEICA TS60.
- MARTA RESERVES THE RIGHT TO REVIEW AND APPROVE PLANS FOR FUTURE DEVELOPMENT TO ASSURE THAT ANY STRUCTURAL CHANGES WILL NOT AFFECT THE MARTA TRANSIT SYSTEM.

COLLEGE ST.

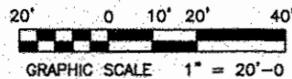
OXFORD AVENUE

MAIN STREET

D4182
AREA 2,183 SF OR
(0.050 ACRES)



7/8/21



LEGEND

DISPOSAL PARCEL (D4182)
2,183 SF OR (0.050 ACRES)



MARTA ACQUISITION PARCEL S823

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND AS SET FORTH IN THE GEORGIA O.C.G.A 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, AND 43-15-22.

REV.	DATE	BY	SUB.	APP.	DESCRIPTION

DESIGNED	P. SOTAK
DRAWN	D. MERCHANT
CHECKED	P. SOTAK
IN CHARGE	L. PRESCOTT
DATE	08 JUL 21

METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY



SOUTH LINE
PROPERTY DISPOSAL MAP - PARCEL D4182
LAND LOT 6 13TH DISTRICT
FULTON COUNTY, GEORGIA

SCALE 1" = 20'		
CONTRACT PROPOSAL NUMBER CS623		
DRAWING NO.	REV.	PAGE NO.
DCS-162	0	1

Drawing No. 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Location Map

Location Map Disposal of MARTA Parcel D4182 Near College Park Station



Legend

- MARTA Parcel D4182
2,183 SF
- College Park Station
- MARTA Gold Line
- MARTA Red Line

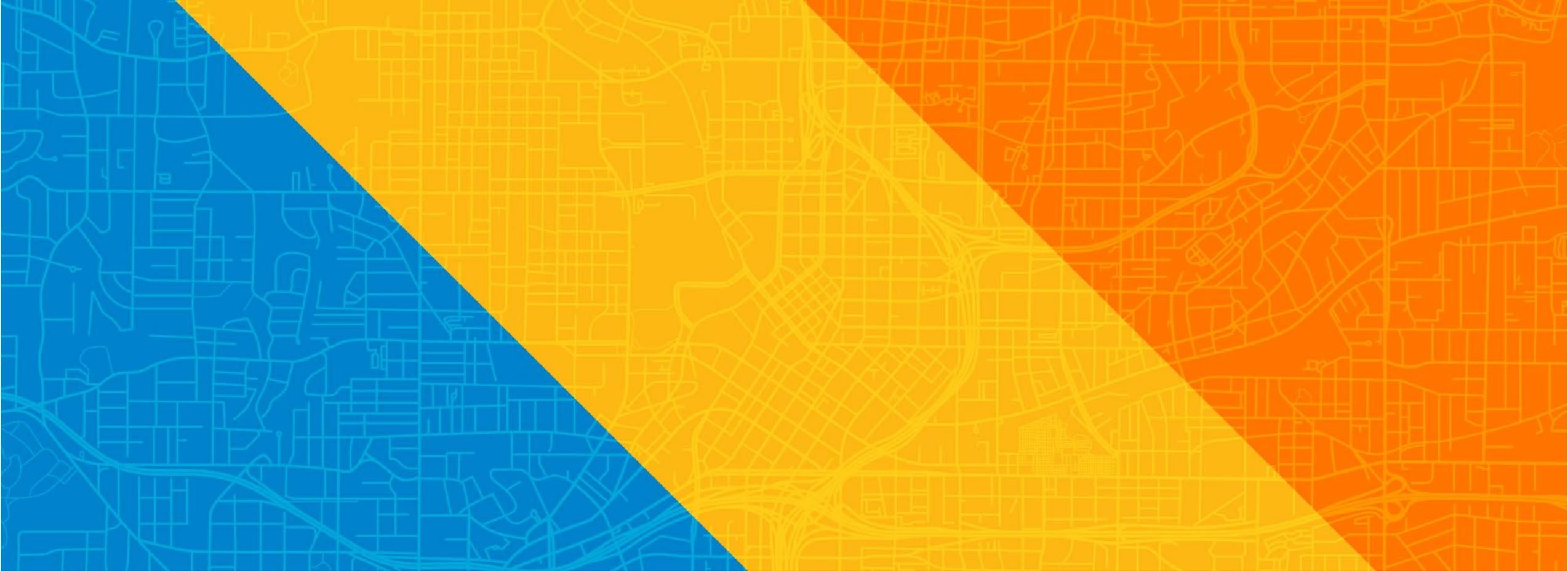
Map not to scale, for illustrative purposes only.

Transaction Overview

Purpose	<ul style="list-style-type: none"> MARTA owns the fee interest known as 0 Main Street (Tax Id #13 000600010824) which includes approximately 2,179 square feet across the frontage of 3907 Main Street. MARTA acquired the interest to accommodate the realignment of Main Street (SR129), which shifted the road and other improvements to the northwest during the construction of the south rail stations and facilities. Enterprise Rental Car used to be located on this site, but after moving across the street, the property was sold to a new owner that wishes to construct two retail buildings with bike racks and tables fronting the sidewalk and street and to change the curb cut. College Park agreed to purchase the fee interest in 0 Main Street in order to support the City's redevelopment plans.
Property	MARTA Parcel D4182
Structure	Purchase & Sale Agreement, Disposal of Fee Interest
Appraisal	\$22,600.00
Term	Permanent
Acquisition History	Acquired by MARTA in 1985 for \$16,000.00
FTA Interest	Purchased with Local Funds

Request Approval of the Board

Resolution Authorizing the Sale of MARTA's fee Interest in 0 Main Street at the intersection of Main Street and Oxford Avenue, MARTA Parcel D4182, to the City of College Park for redevelopment of 3907 Main Street, Fulton County, College Park GA 30337



Thank You

