

**GEORGIA STATE CLEARINGHOUSE MEMORANDUM
EXECUTIVE ORDER 12372 REVIEW PROCESS**

TO: Barbara Jackson
Georgia State Clearinghouse
270 Washington Street, SW, Eighth Floor
Atlanta, Georgia 30334

FROM: MS. HALEY FLEMING
ATLANTA REGIONAL COMMISSION

APPLICANT: McPherson Planning Local Redevelopment Authority

PROJECT: Community Economic Adjustment Planning Assistance: Fort McPherson-BRAC
- 2009 OEA Grant Request

STATE ID: GA090109002

FEDERAL ID:

DATE:

- ☐ This notice is considered to be consistent with those state or regional goals, policies, plans, fiscal resources, criteria for developments of regional impact, environmental impacts, federal executive orders, acts and/or rules and regulations with which this organization is concerned.

This notice is not consistent with:

- ☐ The goals, plans, policies, or fiscal resources with which this organization is concerned. (Line through inappropriate word or words and prepare a statement that explains the rationale for the inconsistency. (Additional pages may be used for outlining the inconsistencies. Be sure to put the GA State ID number on all pages).
- ☐ The criteria for developments of regional impact, federal executive orders, acts and/or rules and regulations administered by your agency. Negative environmental impacts or provision for protection of the environment should be pointed out. (Additional pages may be used for outlining the inconsistencies. Be sure to put the GA State ID number on all pages).
- ☐ This notice does not impact upon the activities of the organization.

**NOTE: Should you decide to FAX
this form (and any attached pages),
it is not necessary to mail the
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Form SC-3
Oct. 2008

**GEORGIA STATE CLEARINGHOUSE MEMORANDUM
EXECUTIVE ORDER 12372 REVIEW PROCESS**

TO: MS. HALEY FLEMING
ATLANTA REGIONAL COMMISSION
40 COURTLAND STREET, NE
ATLANTA, GA 30303

FROM: Barbara Jackson
Georgia State Clearinghouse

DATE: 1/9/2009

APPLICANT: McPherson Planning Local Redevelopment Authority

PROJECT: Community Economic Adjustment Planning Assistance: Fort McPherson-BRAC
- 2009 OEA Grant Request

CFDA NO.: 12.607

STATE ID: GA090109002

IMPORTANT! REVIEW COMMENTS DUE BY OR BEFORE: 1/30/2009

A copy of the Standard Federal Application package, Environmental Information, or Direct Federal Development project is enclosed for your review and comment. Your review should focus on the projects compatibility with those state or regional goals, policies, plans, fiscal resources, criteria for Developments of Regional Impact (DRI), environmental impacts, or inconsistencies with federal executive orders, acts and/or rules and regulations with which your agency is concerned. Negative environmental impacts or provision for protection of the environment and possible duplication of the proposed project with programs presently in place should be pointed out.

Any major points of conflict identified by you during the review process immediately should be brought to the attention of the Administrator, Georgia State Clearinghouse. The Administrator will attempt to mediate these concerns prior to completing the review of the project. The Clearinghouse telephone number is (404) 656-3855.

Please have your comments typed (or hand-printed) and dated on the enclosed Form SC3. An additional sheet may be used if additional space is needed. Your comments will be summarized in a single state position or a composite that reflects both the state and regional recommendations and be returned to the applicant/sponsor. They in turn will forward a copy to the federal agency if necessary.

NOTE: Please do not return this SC-2 form or the full material back to this office. Keep the copy for your files or dispose of if not needed.

Form SC-2
Oct. 2008

OMB Approval No. 0348-0043

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BUDGET INFORMATION - Non-Construction Programs

OMB Approval No. 0348-0044

SECTION A - BUDGET SUMMARY						
Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. 12.607	COMMUNITY ECONOMIC	\$	\$	\$ 495,765.00	\$ 55,085.00	\$ 550,850.00
2.						0.00
3.						0.00
4.						0.00
5. Totals		\$ 0.00	\$ 0.00	\$ 495,765.00	\$ 55,085.00	\$ 550,850.00
SECTION B - BUDGET CATEGORIES						
Object Class Categories		GRANT PROGRAM, FUNCTION OR ACTIVITY				Total (5)
		(1) Federal	(2) Non-Federal	(3)	(4)	
a. Personnel		\$ 171,460.00	\$ 19,052.00	\$	\$	\$ 190,512.00
b. Fringe Benefits		68,584.00	7,620.00			76,204.00
c. Travel		8,000.00	888.00			8,888.00
d. Equipment		0.00	0.00			0.00
e. Supplies		0.00	0.00			0.00
f. Contractual		135,000.00	15,000.00			150,000.00
g. Construction		0.00	0.00			0.00
h. Other		112,721.00	12,525.00			125,246.00
i. Total Direct Charges (sum of 6a-6h)		495,765.00	55,085.00	0.00	0.00	550,850.00
j. Indirect Charges		0.00	0.00			0.00
k. TOTALS (sum of 6i and 6j)		\$ 495,765.00	\$ 55,085.00	\$ 0.00	\$ 0.00	\$ 550,850.00
7. Program Income		\$ 0.00	\$ 0.00	\$	\$	\$ 0.00

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Standard Form 424A (Rev. 7-97)
Prescribed by OMB Circular A-102

Previous Edition Usable

SECTION C - NON-FEDERAL RESOURCES					
(a) Grant Program	(b) Applicant	(c) State	(d) Other Sources	(e) TOTALS	
8. COMMUNITY ECONOMIC ADJUSTMENT ASSISTANCE FOR ESTABLISHMENT	\$ 55,085.00	\$ 0.00	\$ 0.00	\$	0.00
9.					0.00
10.					0.00
11.					0.00
12. TOTAL (sum of lines 8-11)	\$ 55,085.00	\$ 0.00	\$ 0.00	\$	0.00
SECTION D - FORECASTED CASH NEEDS					
	Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
	\$	\$	\$	\$	\$
13. Federal	0.00	\$			
14. Non-Federal	0.00				
15. TOTAL (sum of lines 13 and 14)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT					
(a) Grant Program	FUTURE FUNDING PERIODS (Years)				
	(b) First	(c) Second	(d) Third	(e) Fourth	
16. COMMUNITY ECONOMIC ADJUSTMENT ASSISTANCE FOR ESTABLISHMENT	\$	\$	\$	\$	\$
17.					
18.					
19.					
20. TOTAL (sum of lines 16-19)	\$	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
SECTION F - OTHER BUDGET INFORMATION					
21. Direct Charges:		22. Indirect Charges:			
23. Remarks:					

McPherson Planning Local Redevelopment Authority
86 Pryor Street, SW, Suite 300
Atlanta, Georgia 30303

2009 OEA Grant Request

INTRODUCTION

Effective November 9, 2005, the Base Closure and Realignment Commission voted to close Fort McPherson, a 488-acre installation located in southwest Atlanta.

REGIONAL IMPACT

Fort McPherson is the seventh largest employer in Atlanta. Approximately 1,300 active duty, 900 Army Reserve, and 2,000 civilians currently work at Fort McPherson. Last year, Fort McPherson and Fort Gillem combined contributed 10,342 jobs and contributed \$615 million into the metro-Atlanta economy.

The City of East Point that borders Fort McPherson has a low per capita income and suffers high unemployment rates. The per capita income for the one-mile radius (\$13,599) is 55.4% of the national average and less than half the Atlanta MSA average. The one-mile radius' median housing value is \$68,795 and the bulk of owner-occupied housing (68%) is value between \$50,000 and \$100,000. Only one percent of housing in the one-mile radius is valued above \$200,000. It was predicted that the loss of Fort McPherson would result in an estimated negative impact of \$592.8 million to this already economically depressed, predominately minority community.

NEED AND APPROACH

The citizens of Atlanta presented the strongest case possible to retain Fort McPherson. With the decision to close, the "McPherson Planning Local Redevelopment Authority, Inc. (a nonprofit corporation) was formed (1) to reduce the burdens of government and promote the public welfare by assuming of behalf of the Cities of Atlanta and East Point, Fulton County, Georgia the responsibility and authority for planning the reuse and economic development of the real estate and other assets presently comprising Fort McPherson, Georgia; (2) to investigate the needs of the stakeholder communities and serve on behalf of the stakeholders as the sole point of contact regarding base reuse planning with the DOD's Office of Economic Adjustment ("OEA") and the Department of the Army; (3) to work with the OEA, the Department of the Army, the State of Georgia, other state and local authorities, and other interested parties on all aspects of reuse planning; (4) to participate in the screening of any public benefit

conveyance proposals by governmental bodies; (5) to provide a mechanism for receiving input and suggestions from affected communities and stakeholders; including as to environmental concerns; (6) to determine the financial feasibility of the reuse plan, including identifying potential funding sources for the implementation of the reuse plan; (7) to prepare a comprehensive land use plan and obtain any necessary approvals of the reuse plan or elements of the plan by all necessary government entities; (8) to communicate the approved reuse plan to the Department of the Army, the State of Georgia, the OEA, and the United States Department of Housing and Urban Development; (9) to solicit, obtain, manage, invest, and expend funding from the OEA and other public and private sources for the base reuse planning process; and (10) to engage in all other activities supportive of or incident to the foregoing purposes.

Since its creation on December 14, 2005 the McPherson Planning Local Redevelopment Authority ("MPLRA") has been actively pursuing its mission to identify the needs and wishes of the stakeholder communities and prepare a comprehensive land use plan for Fort McPherson. Community outreach was a critical component of this mission. Through an outreach strategy that involved engaging community members and stakeholders in the development of the Reuse Plan, the MPLRA was able to provide the public with early, ongoing and meaningful opportunities for involvement in the planning process and timely contact was maintained with the government agencies and other key stakeholders. A mandatory "screening" process was also administered that required the MPLRA to solicit Notices of Interest from homeless providers and State/local governments for consideration as a part of the overall plan.

Top state and local leaders including, Governor Sonny Perdue, Atlanta Mayor Shirley Franklin, East Point Mayor Joseph Macon, Fulton County Commission Chairman John Eaves, Board of Regents Chancellor Erroll Davis and Council members Joyce Sheperd, Jim Maddox, and Cleta Winslow, joined 70 members of the public at the Preston S. Arkwright Auditorium at Georgia Power Company to witness the unanimous Board approval of a Land Use Plan for Fort McPherson.

The September 11, 2007 meeting of the McPherson Planning Local Redevelopment Authority took on the look and feel of an event, rather than a regular Board meeting. Representatives of every local television network, radio and print media were there to record the final approval and dignitaries' remarks.

Governor Sonny Perdue announced that the State of Georgia is seeking conveyance of an approximately 115-acre parcel envisioned as a Bioscience Center for interdisciplinary research and technology transfer that would eventually contain 1.1 million square feet of office and research space. The research park would be developed in partnership with Georgia public and private research institutions, the Centers for Disease Control and private investors.

MPLRA staff worked steadily to complete the necessary documents following Board approval and successfully submitted the full application, including the Land-use Plan on Friday, September 21, one day prior to the BRAC deadline.

The 115-acre research park will contain 2.4 million square feet of office and lab space and 1,925 units of high density residential space in a campus-style environment. The plan also calls for a high-density mixed-use retail area bounding an "inboarded" Lee Street that would become a "Main Street" development with mid-rise residential, a hotel, public plazas, street level retail, restaurants, offices and grocery stores. The "Main Street" area would be a five-minute walk from the Lakewood MARTA Station. The Historic area around the parade ground will be developed for residential, commercial and public uses under a cultural theme and would include ground level retail, restaurants, office space, galleries and boutique lodging. The exclusive "Staff Row" homes would be preserved and used for single family residential or other complementary uses. Other areas will be home to 4,600 units of residential housing. Overall residential use will be a balanced mix of 73% market rate and high-end housing, 20% affordable housing and less than 7% housing for the formerly homeless or families at-risk of homelessness. The centerpiece of the development will be a Linear Park that wraps around the entire property from MARTA station to MARTA station. This green space will be dominated by old-growth trees, paths, bike trails and a 30-acre Event Space, a new home for special events and festivals.

The Homeless Assistance Transfer Agreements can be summarized as follows:

CHRIS Kids www.chriskids.org

Buildings 409 and 410 will be leased at no cost to CHRIS Kids for an interim period until the site is needed for redevelopment. When the base property is available for transfer, the State of Georgia will provide an alternate site, on or off-base, for a permanent home for CHRIS Kids to operate a 16-unit independent living program for gay and lesbian homeless youth in its "Rainbow Program".

Genesis Shelter www.genesisshelter.com

Jerusalem House www.jerusalemhouse.org

Traveler's Aid www.travelersaidatlanta.org

An allocation of 190 units from a combination of existing housing and new construction for "scattered housing" will be transferred to these providers to carry out their supportive housing program. Building 514 (Child Development Center) will also be transferred to Genesis. Traveler's Aid will also receive office space in coordination with Samaritan House for employment readiness training.

Saint Joseph's Mercy Care Services, Inc. www.stjosephsatlanta.org

Community Advanced Practice Nurses, Inc. www.capn.org

Building 167 will be transferred to a trust shared by Saint Joseph's Mercy Care and Community Advanced Practice Nurses, Inc. for supportive services and primary medical care.

Progressive Redevelopment, Inc. www.prihousing.org

Buildings 171 and 170 will be transferred to PRI to operate an 80-bed transitional housing facility to assist homeless individuals. PRI will be required to renovate the facility and allocate 10 units to The Sullivan Center. PRI will also be transferred an 8-10 acre parcel of land to construct a 150-unit apartment community with 15 units to be reserved for the formerly homeless. A \$9.5 million allocation will be provided to PRI to acquire land off-base and construct a 125-unit housing facility to assist homeless individuals.

Samaritan House www.samhouse.org

Samaritan House will share ownership of Building 168 with Traveler's Aid to operate its personalized employment readiness and life stabilization programs.

All proposed Homeless Assistance Transfer Agreements must be approved by HUD before agreements can be executed.

If approved, the U. S. Army will give "deference" to the plan in making its final transfer decisions. Final transfer will likely be a mixed toolbox of options including public sale, economic development conveyance and public benefit conveyance.

Many tasks lay ahead for the MPLRA. An agreement must be drafted with the U. S. Army that will orchestrate the disposition of identified parcels, establish development agreements, provide for value enhancements and homeless accommodation, phasing, environmental cleanup issues, developer selection and enforcement. The MPLRA/MILRA will also participate with the Board of Regents in the preparation and submission of an Economic Development Conveyance application at such time that the U. S. Army provides a description of the EDC parcel. Separately, the MPLRA may coordinate with individual state and federal agencies to submit Public Benefit Conveyance applications.

Budgeted contractual services are:

Environmental Consultant:	\$125,000	(\$112,500 OEA)*
Land Survey:	\$ 25,000	(\$ 22,500 OEA)*

**Actual funding will be subject to proposals received in response to Requests for Proposal for the services listed above. Cost was estimated after discussions with environmental consultants.*

The services being requested under the contracts listed above represent no duplication of work previously performed under the Visioning and Economic Analysis scope of work, the Outreach and Land Use Plan scope of work or the Operating and Infrastructure Analysis nor do they represent any duplication of work to be performed under the Business Plan or any work being performed under NEPA by the U. S. Army.

The requested funding on behalf of the State of Georgia and the anticipated Implementation Local Redevelopment Authority is being submitted with the knowledge and acquiescence of the Governor's Office of the State of Georgia and the Board of Regents of the University System of Georgia. The Governor of Georgia, under the McPherson Implementing Local Redevelopment Authority Act, shall appoint the members of the McPherson Implementing Local Redevelopment Authority.

Given that the U. S. Army will not make its site environmental investigation report available until March or April of 2009 and has provided very little data on the status of its environmental cleanup, the MPLRA is requesting that OEA support the retaining of an environmental consultant to help us reasonably understand and make informed decisions concerning environmental-related issues as part of the community's business plan, zoning and disposition of property.

The Environmental Consultant Scope of Work could include:

- Identification and analysis of environmental issues, constraints and potential opportunities that are critical components (along with economic, market and infrastructure analysis) in the preparation of the Business Plan, zoning and property disposition.
- Review of environmental documentation provided by the military department, including of historical, cultural, and other potential constraints/parameters for reuse planning.
- Establish an initial baseline of potential environmental issues that may impact redevelopment to be shared with the military department to supplement initial remediation approaches.
- Review the threatened and endangered species' constraints (including representations in Service-sponsored consultations) and the drafting of mitigation and management plans as part of the base reuse planning process.
- Blending of planning activities to ensure the overall base reuse planning effort meets federal and state environmental requirements.

OEA grant funds may not be used for borings, samplings of any nature, or any form of physical testing of real surplus federal property, nor replication of other environmental investigations by the military department, environmental regulators, or site developers.

On behalf of the State of Georgia and the anticipated McPherson Implementing Local Redevelopment Authority, the MPLRA is initially requesting OEA funding for an Environmental Consultant.

The MPLRA anticipates requesting OEA funding for a land survey of the EDC Parcel (BioScience Employment Center) when the U. S. Army provides a description of the property.

Specific activities have been planned for 2009 as follows:

First Quarter: HUD approval of the McPherson Application.

MPLRA coordinates with U. S. Army on FOST and/or FOSET documents and a Section 106 MOA for the historic district.

MPLRA, on behalf of the City of Atlanta, begins work on a Public Benefit Conveyance request or development set-aside for the City of Atlanta and the State of Georgia Department of Transportation.

MPLRA coordinates with on-site credit unions to begin the preparation of transfer deeds.

MPLRA and the City of Atlanta initiate the zoning process for the entire 488-acre parcel.

Second Quarter MPLRA and City of Atlanta work on establishing incentives and entitlements for the Fort McPherson property.

MPLRA completes Business Plan.

The McPherson Implementing Local Redevelopment Authority (MILRA) is established and holds its first meeting.

MILRA begins preparation of an Economic Development Conveyance Application for a 115-acre Employment Center parcel.

MILRA and U. S. Army continue to work on a development agreement for the property.

	MILRA works to determine state and local investments in the EDC parcel and commitments to the establishment of a bioscience employment center.
Third Quarter	<p>MILRA assists in the coordination and execution of FOST or FOSET documents and completion of state environmental impact considerations.</p> <p>Economic Development Application is completed and submitted.</p>
Fourth Quarter	<p>MILRA coordinates with the U. S. Army in the developer selection process.</p> <p>EDC footprint and facilities are identified.</p> <p>MILRA/Army Disposition Agreement executed.</p> <p>Private Development Agreements drafted.</p> <p>Zoning completed.</p> <p>MILRA coordinates with Atlanta Development Authority and City of Atlanta on TAD authorization and requests for issuance of bonds.</p> <p>MILRA, City of Atlanta, Atlanta Development Authority and other agencies define and establish infrastructure projects for TAD funding.</p> <p>MILRA meets and coordinates with Congressional Delegation/Staff on alternative funding.</p>

AUTHORITY BOARD OF DIRECTORS

The affairs of the McPherson Planning Local Redevelopment Authority are managed by a Board of Directors consisting of eleven (11) members, of whom seven (8) are appointed by the Mayor of the City of Atlanta and of whom three (3), the Mayor of the City of Atlanta, the Mayor of the City of East Point, and the Chairman of the Fulton County Commission serve *ex officio*. The Chair of the Board presides at all meetings of the Board of Directors. He/she is responsible for providing leadership and ensuring the implementation of all policy decisions of the Board of Directors. He/she is the primary officer in charge of asset management and is responsible for coordinating the Board's efforts in the areas

of strategic planning and public relations. The Chair also serves as an *ex officio* member of all Standing Committees. Currently, the Chair of the Board jointly holds the office of Chief Executive Officer. Other officers of the Board are Treasurer and Secretary.

ADVISORY COMMITTEES

The MPLRA Bylaws establish three advisory committees: (1) the Healthy Community and Quality of Life Subcommittee, (2) the Reuse and Design Subcommittee, and (3) the Finance and Economic Development Subcommittee. All actions taken by these committees shall be in an advisory capacity only. Individuals serving on these committees should possess knowledge and experience in their assigned areas.

AUTHORITY STAFF

The McPherson Planning LRA Staff consists of an executive director and executive assistant to support and conduct the operations of the Authority. The two full-time professional staff are salaried employees of the MPLRA. Anticipated salaries and benefits are detailed in the budget. Listed below is a summary of the duties associated with each position.

Executive Director

The executive director is hired by the McPherson Planning Local Redevelopment Authority ("the Authority"). He/she reports directly to the chairman of the Authority. The executive director oversees and directs the planning, economic development and reuse of the former Fort McPherson and administers the business and activities of the Authority. The executive director is responsible for carrying out the policies, plans, and directives of the Authority. He/she serves as the liaison between the Authority, its committees, and the Department of Defense, the Army, and other federal, state and local agencies. He/she oversees all financial and budgetary matters and has primary responsibility for ensuring regulatory and grant compliance. He/she recommends and implements Authority personnel policies and is responsible for hiring, supervising, developing, disciplining and discharging staff. He/she directs and supervises all employees and contractual workers. He/she meets regularly with public officials, community representatives, tenants, media, and the general public to communicate the activities of the Authority. He/she performs other duties as directed by the chairman.

Executive Assistant

The executive assistant reports to the executive director. He/she is responsible for office functions. He/she performs special projects as directed by the executive director; coordinates Authority meetings and ensures timely delivery of information to all members; prepares minutes of all meetings; provides support

on personnel, procurement, and budget matters and prepares legal correspondence. He/she assists in the preparation of contracts, memorandums of understanding, leases, and licenses. Prepares letters and special correspondence for the executive director. He/she assists in the organization and coordination of special functions. He/she maintains confidential files and assists the executive director in confidential matters. He/she maintains the Authority's files and official records; drafts routine correspondence; prepares and updates lists; prepares meeting materials; prepares and maintains records; performs general office duties; performs receptionist duties; assists incoming callers, and performs other duties as directed by the executive director.

GRANT REQUEST

On behalf of the State of Georgia and the anticipated McPherson Implementing Local Redevelopment Authority, the MPLRA is initially requesting OEA funding as itemized in the attached Budget Breakdown. The MPLRA is requesting OEA funds totaling **\$495,765** to be matched by **\$55,085** in local funds. The total grant amount is **\$550,850**.

MCPHERSON PLANNING LOCAL REDEVELOPMENT AUTHORITY
January 1, 2009 – December 31, 2009
BUDGET BREAKDOWN

	<u>Budget</u>	<u>OEA</u>	<u>LOCAL</u>
<u>Personnel</u>			
Executive Director	\$148,512	\$133,660	\$ 14,852
Executive Assistant	\$ 42,000	\$ 37,800	\$ 4,200
Subtotal	\$190,512	\$171,460	\$ 19,052
<u>Benefits (40%)</u>			
Executive Director	\$ 59,404	\$ 53,464	\$ 5,940
Executive Assistant	\$ 16,800	\$ 15,120	\$ 1,680
Subtotal	\$ 76,204	\$ 68,584	\$ 7,620
<u>Travel</u>			
Travel	\$ 8,888	\$ 8,000	\$ 888
Subtotal	\$ 8,888	\$ 8,000	\$ 888
<u>Equipment</u>			
Computer/Furniture	\$ 0	\$ 0	\$ 0
Subtotal	\$ 0	\$ 0	\$ 0
<u>Contractual</u>			
Environmental Consultants	\$125,000	\$112,500	\$ 12,500
Land Surveys	\$ 25,000	\$ 22,500	\$ 2,500
Subtotal	\$150,000	\$135,000	\$ 15,000
<u>Other</u>			
Office Expenses	\$124,746	\$112,271	\$ 12,475
Dues and Registrations	\$ 500	\$ 450	\$ 50
Subtotal	\$125,246	\$ 112,721	\$ 12,525
TOTAL	\$550,850	\$ 495,765	\$ 55,085

McPherson Planning Local Redevelopment Authority
2009 OEA Grant Request
Budget Worksheet – Explanatory Notes

OVERVIEW

The 2008 OEA Grant has funded the operations of a responsible and responsive local redevelopment authority that has met all obligations and deadlines in a timely manner.

The MPLRA has spent all of 2008 in anticipation of the approval of its Reuse Plan and HUD Application. The Reuse Plan was the focus of an announcement by Georgia Governor Sonny Perdue that the State of Georgia is seeking conveyance of an approximately 115-acre parcel envisioned as a Bioscience Center for interdisciplinary research and technology transfer that would eventually contain 1.1 million square feet of office and research space. If approved, the research park would be developed in partnership with Georgia public and private research institutions, the Centers for Disease Control and private investors. The plan also calls for a high-density mixed-use retail area bounding an "inboarded" Lee Street that would become a "Main Street" development with mid-rise residential, a hotel, public plazas, street level retail, restaurants, offices and grocery stores. The "Main Street" area would be a five-minute walk from the Lakewood MARTA Station. The Historic area around the parade ground will be developed for residential, commercial and public uses under a cultural theme and would include ground level retail, restaurants, office space, galleries and boutique lodging. The exclusive "Staff Row" homes would be preserved and used for single family residential or other complementary uses. Other areas will be home to 4,600 units of residential housing. Overall residential use will be a balanced mix of 73% market rate and high-end housing, 20% affordable housing and less than 7% housing for the formerly homeless or families at-risk of homelessness. The centerpiece of the development will be a Linear Park that wraps around the entire property from MARTA station to MARTA station. This green space will be dominated by old-growth trees, paths, bike trails and a 30-acre Event Space, a new home for special events and festivals.

MPLRA staff worked steadily to complete the necessary documents following Board approval and successfully submitted the full application, including the Land-use Plan on Friday, September 21, one day prior to the BRAC deadline. After much clarification and submission of supplemental documents, the MPLRA received HUD approval in late December.

In early 2008, an amended Memorandum of Understanding, inserting the Guiding Principles from the MPLRA's Outreach and Reuse Plan, was approved and submitted to the U. S. Army.

At its March 4 meeting, the MPLRA passed a resolution supporting the passage of state legislation creating local redevelopment authorities under certain circumstances and, further, supporting a local legislative initiative to amend or substitute HB 817 by incorporating language that provides for (1) funding for home improvements in the Fort McPherson area; (2) funding for job training and (3) abatement of property taxes for property owners in the Fort McPherson area.

On March 11, House Bill 817 creating the "McPherson Implementing Local Redevelopment Authority" passes the Georgia Legislature and was submitted to the Governor for signature. Governor Perdue signed the legislation on May 14.

At its September 16 meeting, the Board approved the issuance of a Request for Proposals for a Business Plan for Fort McPherson. The Business Plan will incorporate the analysis and data from all marketing districts provided in the Operating and Infrastructure Analysis report and provide additional data and analysis that will complement and supplement a final EDC application to the U. S. Army to purchase, at fair market value, the EDC parcel, as determined in the Business Plan.

On November 18, consultants completed an Operating and Infrastructure Analysis of the facility and a new consulting team was selected to prepare the Business Plan.

Many tasks lay ahead for the MPLRA. An agreement must be drafted with the U. S. Army that will orchestrate the disposition of identified parcels, establish development agreements, provide for value enhancements and homeless accommodation, phasing, environmental cleanup issues, developer selection and enforcement. The MPLRA will also participate with the Board of Regents in the preparation and submission of an Economic Development Conveyance application. Separately, the MPLRA may coordinate with individual state and federal agencies to submit Public Benefit Conveyance applications.

The applicant will comply with procurement standards in CFR 32, Part 33 Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments Subpart A, General, Section 33.36 Procurement.

ADMINISTRATIVE PERSONNEL

Staff positions are:

Executive Director

The executive director (\$133,660 OEA funds) reports directly to the chairman of the Authority. The executive director oversees and directs the planning for the reuse of the former Fort McPherson and administers the business and activities of the Authority. The executive director is responsible for carrying out the policies, plans, and directives of the Authority. He/she serves as the liaison

between the Authority, its committees, and the Department of Defense, the Army, and other federal, state and local agencies. He/she oversees all financial and budgetary matters and has primary responsibility for ensuring regulatory and grant compliance. He/she recommends and implements Authority personnel policies and is responsible for hiring, supervising, developing, disciplining and discharging staff. He/she directly supervises the business manager, property coordinator, and executive assistant and other staff as necessary. He/she meets regularly with public officials, community representatives, tenants, media, and the general public to communicate the activities of the Authority. He/she performs other duties as directed by the chairman.

Executive Assistant

The executive assistant (\$37,800 OEA funds) reports to the executive director. The current employee was hired as an administrative assistant to perform the basic following duties:

- Coordinate and schedule appointments, maintain calendar, schedules, meetings, events and travel arrangements, as required.
- Plan and coordinate meetings and special events.
- Assemble proposals, business documents and presentations.
- Record and prepare official minutes.
- Provide support on personnel, procurement and budget matters.
- Provide background research and information gathering.
- Prepare correspondence – hard copy and email.
- Create and maintain filing systems.
- Perform general office duties.
- Disseminate general information related to activities.
- Interact with public and private partners to obtain and share resources.
- Perform other duties as directed.

BENEFITS

Benefits for the executive director (\$53,464 OEA funds) and executive assistant (\$15,120 OEA funds) were estimated at 40% of base salaries and are equivalent to benefits provided to the sponsoring Atlanta Development Authority. Benefits include FICA, workers compensation insurance, estimated unemployment expenses, health, life, dental, and retirement contributions. These benefits are provided through the City of Atlanta or the Atlanta Development Authority.

TRAVEL

Travel expenses (\$8,000 OEA funds) include all travel by the executive director and chairman, as necessary. Travel estimate was increased from last year in anticipation of coordinating meetings with U. S. Army officials. Included in these

costs are transportation and hotel expenses for site visits, business travel, local travel, conferences and other necessary travel.

EQUIPMENT

No OEA funds are being requested for equipment.

CONTRACTUAL

Budgeted contractual services are:

Environmental Consultant:	\$125,000	(\$112,500 OEA)*
Land Survey:	\$ 25,000	(\$ 22,500 OEA)*

**Actual funding will be subject to proposals received in response to Requests for Proposal for the services listed above. Cost was estimated after discussions with environmental consultants.*

The services being requested under the contracts listed above represent no duplication of work previously performed under the Visioning and Economic Analysis scope of work, the Outreach and Land Use Plan scope of work or the Operating and Infrastructure Analysis nor do they represent any duplication of work to be performed under the Business Plan or any work being performed under NEPA by the U. S. Army.

The requested funding on behalf of the State of Georgia and the anticipated Implementation Local Redevelopment Authority is being submitted with the knowledge and acquiescence of the Governor's Office of the State of Georgia and the Board of Regents of the University System of Georgia. The Governor of Georgia, under the McPherson Implementing Local Redevelopment Authority Act, shall appoint the members of the McPherson Implementing Local Redevelopment Authority.

Given that the U. S. Army will not make its site investigation report available until March or April of 2009 and has provided very little data on the status of its environmental cleanup, the MPLRA is requesting that OEA support the retaining of an environmental consultant to help us reasonably understand and make informed decisions concerning environmental-related issues as part of the community's business plan, zoning and disposition of property.

The Environmental Consultant Scope of Work could include:

- o Identification and analysis of environmental issues, constraints and potential opportunities that are critical components (along with economic, market and infrastructure analysis) in the preparation of the Business Plan, zoning and property disposition.

- Review of environmental documentation provided by the military department, including of historical, cultural, and other potential constraints/parameters for reuse planning.
- Establish an initial baseline of potential environmental issues that may impact redevelopment to be shared with the military department to supplement initial remediation approaches.
- Review the threatened and endangered species' constraints (including representations in Service-sponsored consultations) and drafting of mitigation and management plans as part of the base reuse planning process.
- Blending of planning activities to ensure the overall base reuse planning effort meets federal and state environmental requirements.

OEA grant funds may not be used for borings, samplings of any nature, or any form of physical testing of real surplus federal property, nor replication of other environmental investigations by the military department, environmental regulators, or site developers.

On behalf of the State of Georgia and the anticipated McPherson Implementing Local Redevelopment Authority, the MPLRA is initially requesting OEA funding for an Environmental Consultant.

The MPLRA anticipates requesting OEA funding for a land survey of the EDC Parcel (BioScience Employment Center) when the U. S. Army provides a description of the property.

CONSTRUCTION

No construction is anticipated.

OTHER

Shared Office Reimbursement to ADA

The MPLRA is occupying downtown space in the offices of the Atlanta Development Authority. It was determined that a shared space and services arrangement was the most cost efficient method of securing office space, services, equipment, and supplies. A separate document, "Fort McPherson Redevelopment 2009 Office Expense Budget – ADA Proposed Office Cost Reimbursement" has been attached. An annual cost of \$124,746 (\$112,271 OEA funding) has been estimated for rent and services for 12 months. Other office expenses include computer maintenance, support, office supplies,

cleaning, pest control, elevator, HVAC, general liability insurance, copiers, postage, telephone, administrative support, receptionist and accounting services. The arrangement has allowed the MPLRA to eliminate the position of Business Manager and Receptionist. No surcharges have been added to this estimate. Percentage charges are based on ADA costs. Any reduction in costs to the ADA will be passed on to the MPLRA. All charges to the MPLRA will be itemized and invoiced for proper record-keeping and auditing.

Dues and Registrations

A \$500 allocation (\$450 OEA) was made for dues and registrations.

SCOPE OF WORK ENVIRONMENTAL QUALITY ASSURANCE CONSULTANT

Conclusions and recommendations received from our Operating and Infrastructure Analysis consultants say that "all of the identified reuse parcels have data gaps associated with known environmental areas of concern and/or areas that have not been investigated."

The CERFA/ECP Report prepared by the US Army is a good starting point for identification of environmental issues associated with the Site, but does not offer a comprehensive analysis of all issues that could affect redevelopment. The MPLRA must have thorough documentation of the existing environmental conditions on the Site prior to transfer in order to:

- *Qualify for the innocent landowner defense, the bona fide prospective purchaser defense or the contiguous landowner defense under CERCLA.*
- *Assign responsibility for contamination prior to transfer, and avoid future finger-pointing exercises with the US Army.*
- *Accurately estimate costs for regulatory closure in the event that the property disposition occurs via a CERCLA Early Transfer mechanism.*
- *Negotiate reasonable terms for insurance coverage and premium costs.*
- *Understand development schedules and timeframes for clean-up.*
- *Understand the regulatory standards that will be applied to the Site after property transfer. A thorough understanding of regulatory position on each site is critical prior to transfer so that adequate funding can be negotiated with the US Army.*

Environmental concerns/issues that could affect property values and future reuse/redevelopment plans include:

- *Inadequate assessment of existing utilities resulting in the need to clean-up unknown contamination during redevelopment.*
- *Institutional controls that the US Army could in place as part of a clean-up remedy may not be appropriate for the intended future use.*
- *Migration of groundwater contamination offsite, if any, must be assessed and addressed.*
- *The MPLRA must obtain detailed cost estimates for what it is and is not responsible for in taking on the existing buildings, including an understanding of potential contamination from floor drains, asbestos, lead based paint, and chemical contaminants from past use.*
- *The need for a Materials Management Plan to address unknown residual contamination. The Materials Management Plan should define necessary actions and disposal requirements that should be*

implemented in order to minimize the impacts of any unknown contamination that may be encountered during redevelopment.

It is in the best interests of the MPLRA to implement an environmental risk management approach to the planning and redevelopment of the property. The ultimate goal prior to transfer is to characterize contamination throughout the Site, and take the appropriate clean-up actions to allow for economically viable and market based reuse in a manner that is protective of human health and the environment. It should be the goal of the US Army and the MPLRA to complete as much of the remediation as possible prior to transfer so that the property is immediately available to support an appropriate redevelopment plan, on a defined schedule. After investigative work is complete, remediation can proceed immediately or, alternatively, remediation activities may be phased to take place concurrently with redevelopment to achieve synergistic cost-savings. Finally, administrative controls, engineering controls, and additional investigation may be used to mitigate contamination or reduce environmental constraints should full-scale remediation not be cost-effective.

The MPLRA/MILRA must be involved in these environmental issues from now until property transfer so that as much clean-up can be accomplished as possible prior to transfer, or the MPLRA/MILRA can negotiate with the US Army to privatize a clean-up that is protective of human health and the environment and meets development schedules and priorities.

Based on our consultant's review, the amount of remediation work and investigation that has been historically conducted at the Site is limited. Until the known and potential environmental areas of concern are investigated further, the ability conduct our mission relating to clean-up requirements and associated costs is handicapped.

Given that the U. S. Army will not make its site investigation report available until March or April of 2009 and has provided very little data on the status of its environmental cleanup, the MPLRA is requesting that OEA support the retaining of an environmental quality assurance consultant to help us reasonably understand and make informed decisions concerning environmental-related issues as part of the community's business plan, zoning and disposition of property. This consultant will work directly with and for the MPLRA/MILRA to identify potential environmental issues as early in the BRAC disposition process as possible. The consultant would work with the BRAC Cleanup Team to comment on and suggest potential remedies, work with the MPLRA/MILRA to evaluate and select the best mitigation strategy, assist in any negotiations with the Army, state and local regulators or the developer to gain acceptance and approval of the strategy, and finally to monitor the implementation of the mitigation to ensure it is done to the satisfaction of all the parties involved. The consultant would help the MPLRA/MILRA ensure that the US Army focuses their investigation efforts not only on complying with statutory requirements, but also

on determining the nature and extent of contamination present at Fort McPherson in a timely manner. The consultant would review all environmental investigation and remediation work plans, technical memorandums, and reports prepared by the US Army through completion of remediation and property transfer.

In summary, Environmental Quality Assurance Consultant will:

- **Review environmental issues related to Fort McPherson**
- **Identify, define, clarify and explain environmental issues to the MPLRA/MILRA.**
- **Work with the MPLRA/MILRA and the BRAC Clean-up Team and comment on and suggest potential remedies.**
- **Formulate conclusions and advise the MPLRA/MILRA on selecting the best mitigation strategies.**
- **Assist the MPLRA/MILRA in the preparation of the Business Plan and the Economic Development Conveyance Application.**
- **Assist the MPLRA/MILRA in negotiations with the US Army, state and local regulators, developers and others as requested.**
- **Monitor the implementation of the mitigation.**
- **Review all environmental investigation and remediation work plans, technical memorandums and reports related to Fort McPherson and provide conclusions, summary observations and recommendations to the MPLRA/MILRA as required.**

The Environmental Quality Assurance Consultant Scope of Work could also include:

- Identification and analysis of environmental issues, constraints and potential opportunities that are critical components (along with economic, market and infrastructure analysis) in the preparation of the Business Plan, zoning and property disposition.
- Review of environmental documentation provided by the military department, including of historical, cultural, and other potential constraints/parameters for reuse planning.
- Establish an initial baseline of potential environmental issues that may impact redevelopment to be shared with the military department to supplement initial remediation approaches.
- Review the threatened and endangered species' constraints (including representations in Service-sponsored consultations) and the drafting of mitigation and management plans as part of the base reuse planning process.

- o Blending of planning activities to ensure the overall base reuse planning effort meets federal and state environmental requirements.

OEA grant funds may not be used for borings, samplings of any nature, or any form of physical testing of real surplus federal property, nor replication of other environmental investigations by the military department, environmental regulators, or site developers.

On behalf of the State of Georgia and the anticipated McPherson Implementing Local Redevelopment Authority, the MPLRA is initially requesting OEA funding for an Environmental Quality Assurance Consultant.

The services being requested under the contracts listed above represent no duplication of work previously performed under the Visioning and Economic Analysis scope of work, the Outreach and Land Use Plan scope of work or the Operating and Infrastructure Analysis nor do they represent any duplication of work to be performed under the Business Plan or any work being performed under NEPA by the U. S. Army.

The requested funding on behalf of the State of Georgia and the anticipated McPherson Implementing Local Redevelopment Authority is being submitted with the knowledge and acquiescence of the Governor's Office of the State of Georgia and the Board of Regents of the University System of Georgia. The Governor of Georgia, under the McPherson Implementing Local Redevelopment Authority Act, shall appoint the members of the McPherson Implementing Local Redevelopment Authority.