

Railroad Club of Atlanta
Club Meeting Minutes- May 18, 2024

Meeting Called to Order

Board Members in Attendance:

President- Dan Mason

Vice President- Joe Congemi

Secretary- Daniella Congemi

Treasurer- Tom Lavin

Emeritus Director- Pete Silcox

General Members in Attendance:

David Butts (Absent)

Bruce Copeland (Absent)

David Gaines

Walter Horlacher (Absent)

Steve Kerr

George Kinney

Ken Kmack

Richard Morhard

Raymond Rebsamen (Absent)

Brad Smith (Absent)

Ovidiu Trifanescu

Pat Turner (Absent)

James Watson

Terry Weldon (Absent)

Chase Withrow

John Woods (Absent)

Prospective Members:

Jim Herak

Darrin Godwin (Absent)

David Godwin (Absent)

Wes Weston (Absent)

Welcome Prospective Members

Vice President Report-

Not going to be able to do the Model Railroad Days at Southeastern Railroad Museum because of mechanical issues with the trailer and scheduling issues for members. We need to get the trailer inspected and fixed since the left turn signal is broken and we don't want to take it on the road. Trailer will be parked at the building. Chase is going to try to build shelves for the trailer. Any other recommendations from anyone as to how to proceed for the monthly meetings? We will go back to Joe's house where the trailer is and put the module up for the end of the year. Any other ideas for where to meet? Stay with Joe's house for the next 6 months and if something comes up within the next six months, we can decide at the moment.

Financial and Insurance Report:

We have approximately \$950,000 invested in Edward Jones. We have \$123,601 in our checking account. Moved \$100,000 over because that is what is going to be used to pay for the land when due diligence is over. Most of the money being put into account is dues. Going to give \$700,000 to the builder. Rest to finance layout and other expenses. It will be spent slowly over time. Not counting any tenant as of yet. Insurance estimate 4688. First part of building plus liability. When it is built, we get it appraised and any excess tax will be credited. This is normally how it works with a building. Get builders' risk which covers everything from loose nails on the driveway to storms. Liability insurance must be had in case a child comes on the land and trips and falls and we get sued for example. We cannot have insurance until we technically own the land and the contract is complete and signed. Our insurance is second. First insurance is the builders. He has builders insurance, liability insurance, and workers comp. When the building is finished, then our insurance will be first. Insurance is important because the value of the land is higher since it gives you a third party vouching.

No one has done anything in regards to a tenant and we aren't going to do anything for a while. When the building truly starts going up we will start advertising in as meager financial amounts as possible. Need the building first. Tenants may decide to do something different in their space and if they build out, we may actually be able to save money, because that will be on them. If they build out and we give them a 10 year lease that would be going because they would invest in it. We want someone who is long term not to someone who will rough it up and leave in a year or two. If we can help it.

1800 square footage for the rental with office foyer, bathrooms, and conference room with warehouse storage of about 900 square feet and a roll up door and 2 entry ways in their space. They will have AC and heat in the office space but only heat for the warehouse. We are able to put AC in the warehouse if needed. We may take away plans from the tenant area if we find a long term lease and they want to build it out and

pay for it. It could be a substantial savings. Contractor will be a referral source but is also wanting to rent his own buildings. Small landscaper or heating and air or construction. It depends. Tenant will see something really nice. We have sewer and water, and gas access. Gas had to be negotiated because the gas company had to do it. The contractor cannot. We have to pay half of the cost with the maximum being \$3000. We think it will be about \$900. Contractor has to run gas to his other buildings so we said we would pay a maximum of \$3000. The city also requires an alarm system so we have to do that. We are getting sidewalks as well. We can spend \$1800 for a sidewalk on all four sides. It may be a good idea for cars, water draining. We have options and settled on prices for options but have not completely decided on them. We can decide on some things later but don't want to put in change orders. Gravel in the back of the park. There is also a retention pond and will be done nicely. There is also a sign monument out of brick. Wheelchair ramp, if we are required by law? The builder has to comply with the city and federal laws as per the contract. We also have to discuss with the contractor what we need for the layout.

Quarterly statements are going to be sent out for dues with where you are and so forth.

A PayPal account is set up but can't be paid through the website. There is a minimum 3% fee for that. Maybe setting up some type of online payment but there are other options such as putting a QR code to avoid the fee by going to a different website.

Building Business-

We are called the RMCA Ball Ground Project for the city.

Two contracts were on the table and are online to be able to be viewed. Appraisal notes and contracts were there as well. Closing on the land once the builder is able to get the survey and engineering prints approved by the city. Due diligence started. 21st of May, structured engineer. Next week and a half phase one testing on the ground. Zoning- already been approved for zoning as a group L1. Plans still need to be approved through zoning. \$130,000 appraisal. \$125,000 we get that it doesn't say, 2 roads coming through there and permits that he has to do in order for us to close. We could close as early as the next 2 weeks.

2 parallel roads about a half mile apart. There is going to be a cut through the two roads. It is a big improvement. Ball Ground Highway and Old Canton Road. They are the two roads.

Ball Ground highway is most likely going to be the address. Hoping that due diligence is coming through and making sure that everything is good for the building. Making sure the land was never a dumping ground and the zoning is approved. Asked for any questions to be asked to have a conversation.

Question was asked about contaminated land.

We are having a phase 1 EPA done that we said we were going to have done on any building that we were considering. They are going to verify that the property is not contaminated. If we were borrowing money from the bank, they would make us do it. It affects the value of the land if it was ever used for dumping. We are going to do this extra step and a company out of Dahlonaga is going to be doing it for us. There is nothing there on the raw lands. It's just part of the due diligence, 90% of people would not do all of these steps for a building like this. We are doing it because we don't consider ourselves experts and want to ensure that we do everything possible to make sure that everything is done to the best of our abilities. We were going to do this with any building that we would consider buying. It has taken us longer because of all the designs. Any other questions about the building? Tom will talk about insurance in a few minutes.

Lastly, anyone that wants to seriously help, we want at least a weekly inspection on the building to make sure that the builder is working. Steve is going to take charge because he is close. Sign up to do a weekly inspection and report back to the board making sure that everything is moving along and being done.

Everyone should take pictures during the weekly inspection.

Please communicate the weekly inspection with the board so we can make sure that we are getting what we are paying for. Go through the list of what we are supposed to get and the schedule for the time frame. Look at the documents to make sure that everything is going well. Check in with Steve or Dan to sign up. It needs to be done physically and in person. It is possible to look at the land after lunch or individually later.

The only thing that has actually been done was for the surveyor and that was to clear the underbrush with a machine. Trees have not been cleared yet. Corner markers are in.

Take some drone pictures (David) and to take before and after pictures.

May have some meetings when things are more advanced and that can be a meeting site and weekly inspection at the same time.

Dimensions for room and layout are being discussed as well as other information about the plans.

No old Business

New Business-

Is everyone good with having business meetings right before operational meetings? Getting input. We have good turnouts to operational meetings and can see each other versus on the Zoom to have business meetings.

Proposed Member: Jim Herrick. Jim has applied for membership and has been at every meeting since. Quorum to vote: Unanimous vote to have Jim be a member of the club. Jim lives in Monroe Georgia. It is a long way for him to come. Jim Herrick has been officially voted in as a member.

Some like having both in person and Zoom meetings depending on what business needs to be conducted.

Layout Committee:

Brad is heading the layout committee. If anyone else has any other ideas, submit ideas to Brad. The National Railroad Model wants to have us talk about the building process and such because some people have things that they have but don't have a place to run it. Darrell Thomas has received a welcome package and things and has mailed the application back to be approved but couldn't make it to today's meeting. Having a place to run trains is going to be a really big seller of the club.

Secretary Report-

Asked members if they have any articles to start on newsletters to put together and to send articles if they have any.

Meeting Adjourned