

Railroad Model Club of Atlanta

June 22, 2024

Board Meeting Minutes

- Appraisal of the building came back at \$958,000 and there were 2 separate appraisals done.
- One for the land and one for the building based on the plans to be sure that we are getting our money's worth from the building.
- \$18,239 for additional foundation work and rebar. The recommendation for the additional rebar was suggested but not required by the builder.
- Pete Silcox, who has a background in engineering, strongly suggested that we needed to get the additional foundational rebar because he has known of metal buildings such as the one that we are putting up get damaged because of a car crashing into it and such.
- The building kit is already sitting on the property. We need to get this going because the materials are sitting on the builders lot but we are waiting on the city for the permits.
- We are going through the process to get the permits from the city so work can be started.
- We need to keep monitoring them once they get the building process started. We need regular inspections about twice a week and take plenty of pictures.
- City needs landscaping plans and they will be submitted as required.
- Amanda Cherry with Abode Engineering will be our inspector during construction and she is the one that stamped off on them.
- Cherry will be inspecting the changes to the foundation plans (the additional rebar work).
- 7,000 tons of rebar tying in deeper into the foundation is the change.
- There is a delay from the city because they are still currently reviewing the retention pond plans.
- Closing attorney is funded and has money and paperwork.
- Next due diligence is Jul 5, 2024.
- \$860,000 is the estimated total cost of the building.
- Proposed budget of \$175,000 for the layout, subject to inflation.
- We are soliciting builders to buy large quantities of layout materials for a bulk price.
- Expect long lead times for layout materials to be delivered.
- Dan Mason is soliciting members of O-Scale Central Organization and other members for layout ideas.
- Layout themes could be Southeastern U.S. during the transition era for switching and mainline running or mountains in the Piedmont Region.
- Single, double, or triple track main is also a question.
- Discussed having a business meeting on Zoom, separate from the operational meeting.
- Jim Herrick gave a presentation over his steel mill railroad that he will possibly donate to the club when he is finished with it.