

**Meeting of the Real Estate Committee
Regular Session – 2024 Q3**

Date: Wednesday, September 18, 2024

Time: 1:00pm

Location: 145 Edgewood Ave | 2nd Floor | Sandra Holliday Conference Room

Presiding Trustee: Bernard Taylor, Esq.

MEETING MINUTES

Call to Order

The meeting was called to order by Trustee Taylor 1:07pm

ROLL CALL

Voting Members/Trustees

Present

Bernard Taylor (virtual), Kathryn Flowers Glasco (virtual), Bernie Tokarz (virtual)

Absent

Thomas Dortch, III

Others Present

<u>FDHA Staff</u>	<u>Guests</u>	<u>Legal Counsel</u>
Jevon Gibson, CEO		Steve Thompson, AGG (Virtual)
Beverly Register, Finance Manager/Executive Liaison		
Shelby Bennett, Office Coordinator		

Chair’s Remarks

A motion to approve the Q2 meeting minutes was made by Trustee Flowers and seconded by Trustee Tokarz. The motion passed without opposition.

Public Comments

There were no members of the public present.

Presentation and Updates

Jevon Gibson, CEO

- Exhibit A: Housing & Wellness Facility – Preliminary Concept & Visuals

Otis Smith, MD Medical Building

CEO Gibson presented to the committee a concept for the Otis Smith building. An affordable/transitional housing and wellness facility that provides a safe environment for recovery, along with healthcare support, was presented. The facility will be designed to meet both the immediate needs, and long-term wellness goals, for the patients. The proposed facility’s features will include designated wellness spaces (for yoga, cooking, etc.) educational opportunities, medical offices (with a mix of specialty practitioners), affordable housing units, rooftop amenities (such as an urban garden) and additional educational and wellness services.

The question of how the project will be funded was posed by both Chair Flowers and Trustee Taylor. It was relayed to CEO Gibson from a professional consultant within this space, that this sort of project wouldn’t require bonds to move forward and usually facilities like these are self-funded.

It is to be noted that the reconstruction of the building will equate to the cost of demolishing and building a new facility.

Chair Flowers expressed concern about moving into the area of managing housing, and moving out of the wellness and healthcare area. Trustee Taylor shared some of her concerns and suggested more research and thought be put into this portion of the plan.

It was noted that the committee will open communication about the Otis Smith project with Mr. Egbert Perry, CEO of Integral Group, a national urban development company that specializes in mixed use projects and housing.

Grady Facilities

Trustee Taylor would like all owned and leased facilities to be thoroughly assessed to confirm usage and physical conditions, then bring the findings to Grady to discuss future plans. If needed, a professional will be contracted to further assess all Grady facilities.

New Business

The Q4 meeting for 2024 is scheduled for December 5, 2024.

Adjournment

There being no further business to discuss, the meeting adjourned at 2:22pm.

Submitted by,

Reviewed by,

Approved by,

Beverly Register
Fin. Mgr/Executive Liaison

Eric Thomas
FDHA Board Secretary

Bernard Taylor, Esq.
Committee Chair

EXHIBIT A:

*FDHA Housing and Wellness Facility
Preliminary Concepts and Visuals*

FULTON DEKALB HOSPITAL AUTHORITY

FDHA Housing & Wellness Facility

Preliminary Concept & Visuals

September 18, 2024

Prepared by:

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- Rooftop Garden

Project Overview



**This isn't just a
project; it's a
commitment to
innovation and
our
community.**

*Together, let's turn challenges into
opportunities and inspire a brighter
future for all.*

By creating a nurturing space where individuals can find
shelter, healing, and hope, we're empowering lives and
fostering resilience

Grady improves the health of the community by providing quality, comprehensive healthcare in a compassionate, culturally competent, ethical, and fiscally responsible manner.

Step 1: Identifying the Needs of the Community

Access to housing and healthcare services for patients undergoing post-hospitalization recovery. This is essential for underserved populations who may lack the resources to continue care at home.

- 20% of recovery happens in the hospital post-surgery; 80% recovery happens outside of hospital (housing, food, education, employment, etc.)
- It is unethical to release patients in recovery to unsecure housing.
- Average length of adult inpatient stays in U.S. 6.91 days, but this can vary based on the complexity of the condition.
- Extended stays place significant financial burdens on hospitals and patients alike.
- Community needs are intersecting with healthcare. There is a large shift in the industry focusing on housing and other needs.

Step 2: Addressing the Solution

Create a transitional housing and wellness facility that provides a safe environment for recovery, along with healthcare support. This facility would be designed to address both the immediate needs and long-term wellness of the patients.

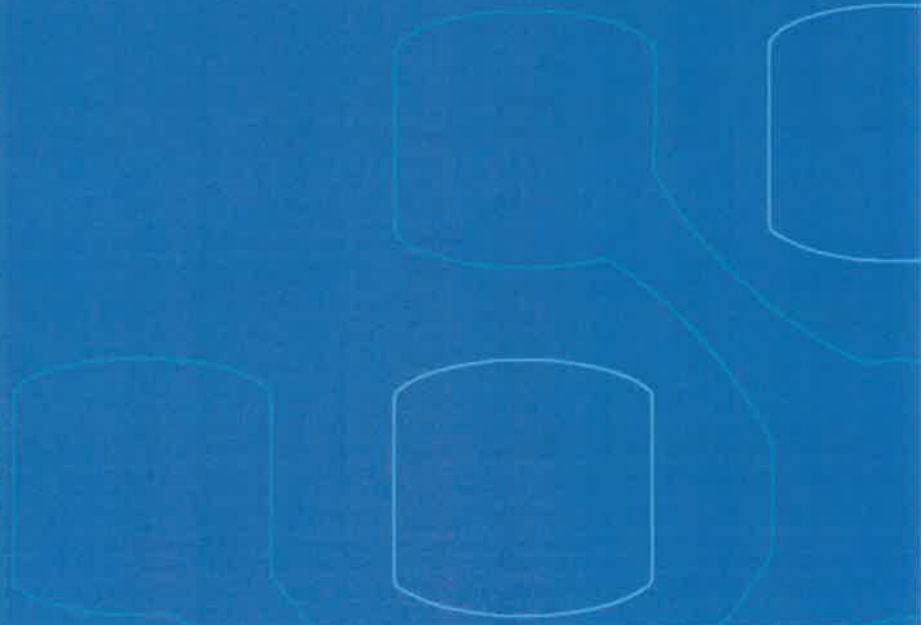
- Incorporated access to agencies that provide holistic support for patients.
- Creating a one-stop-shop for patients to focus on all of their short- & long-term recovery needs.
- Celebration and attribution to important healthcare pioneers and local history, paying homage to the area.
- Opportunities to do something catalytic for an underserved area
- Avoiding costly hospital expenses (for both patients and FDHA)
- While creating additional streams of revenue and opportunities

Step 3: Crafting a Plan to Make this a Reality

The New Otis W. Smith Health Center

- Ground level medical & wellness services offered to patients
- Second floor additional medical office spaces
- Third floor housing units for patients in recovery
- Rooftop amenities benefiting patients & tenants
- Educational & wellness services
(i.e. Yoga, Cooking, Food & Education, Social Services)

Site Overview



Our Proposed Site Location

2600 Martin Luther King, Jr. Dr. SW
Atlanta, Georgia

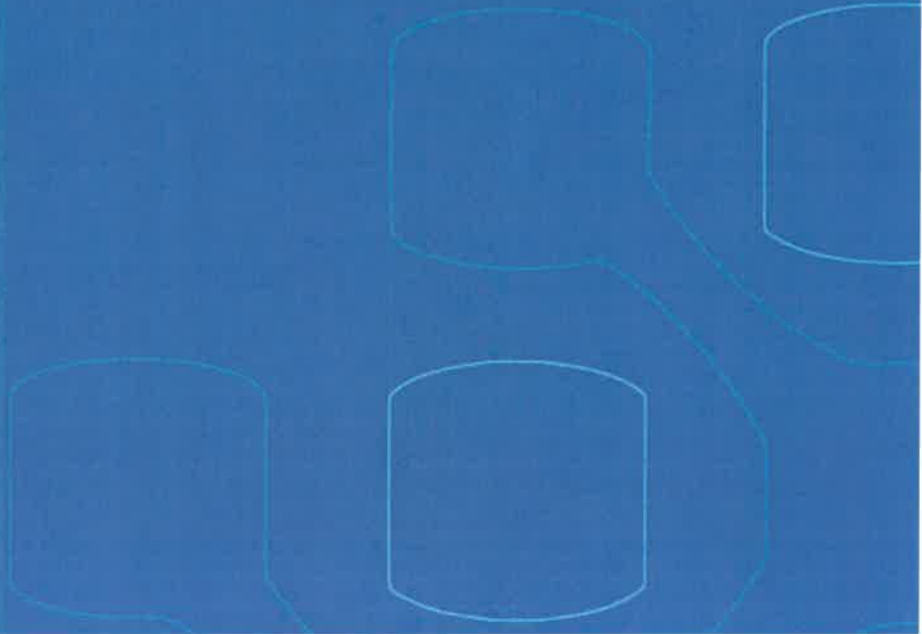


Existing Conditions

Grady Health Systems – formerly
Healing Community Center.

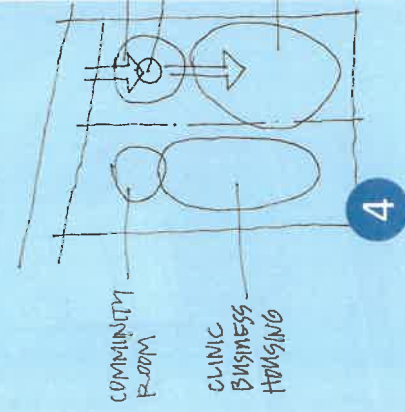
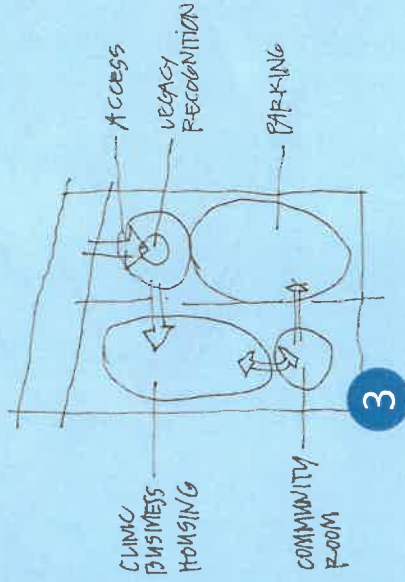
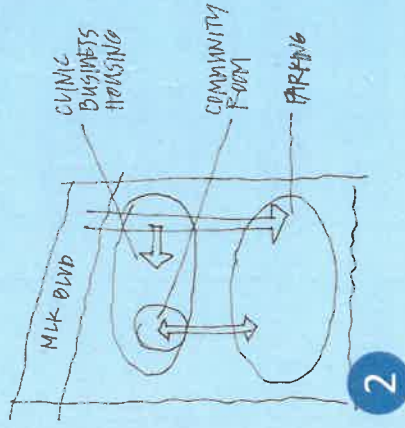
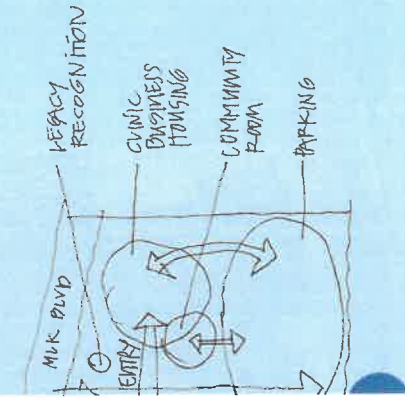


Site Plan Options



Site Plan Options

An early exploration of site plan configurations shows 4 possible options for this location. Each option explores possible opportunities and constraints.

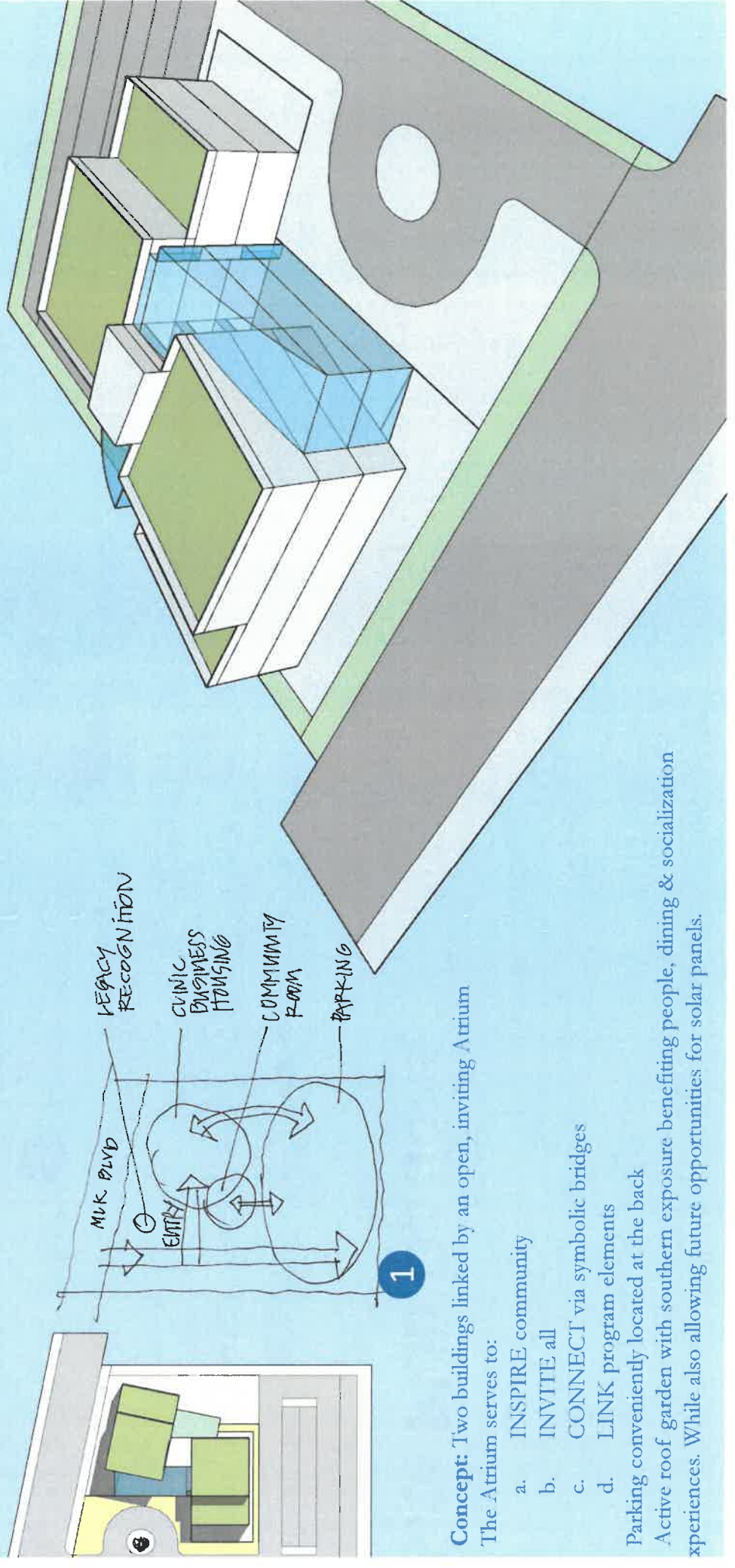


Diagrammatically illustrated in the single line sketches above, these four site options were developed to respond to multiple factors such as: **access, visibility, size, shape, solar orientation, and environment.**

After reviewing these diagrams, further three-dimensional studies were explored as shared on the following pages 14-17.

Based on a preliminary study, **Option 1** was selected as having the highest potential to meet the needs of developing this innovative and impactful facility.

Option 1: Selected Design Option For Further Exploration



Concept: Two buildings linked by an open, inviting Atrium

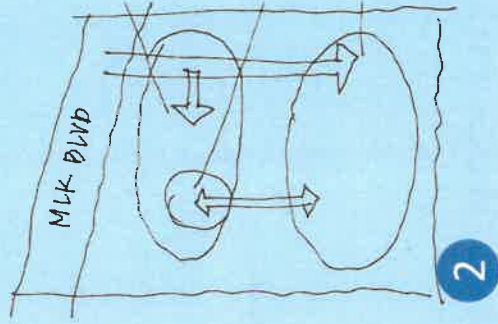
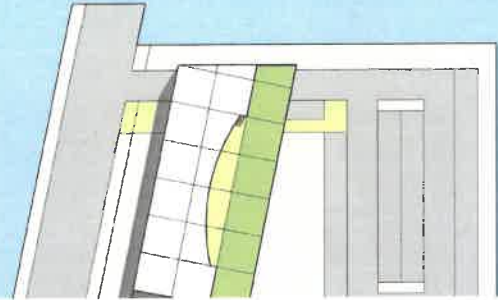
The Atrium serves to:

- a. INSPIRE community
- b. INVITE all
- c. CONNECT via symbolic bridges
- d. LINK program elements

Parking conveniently located at the back

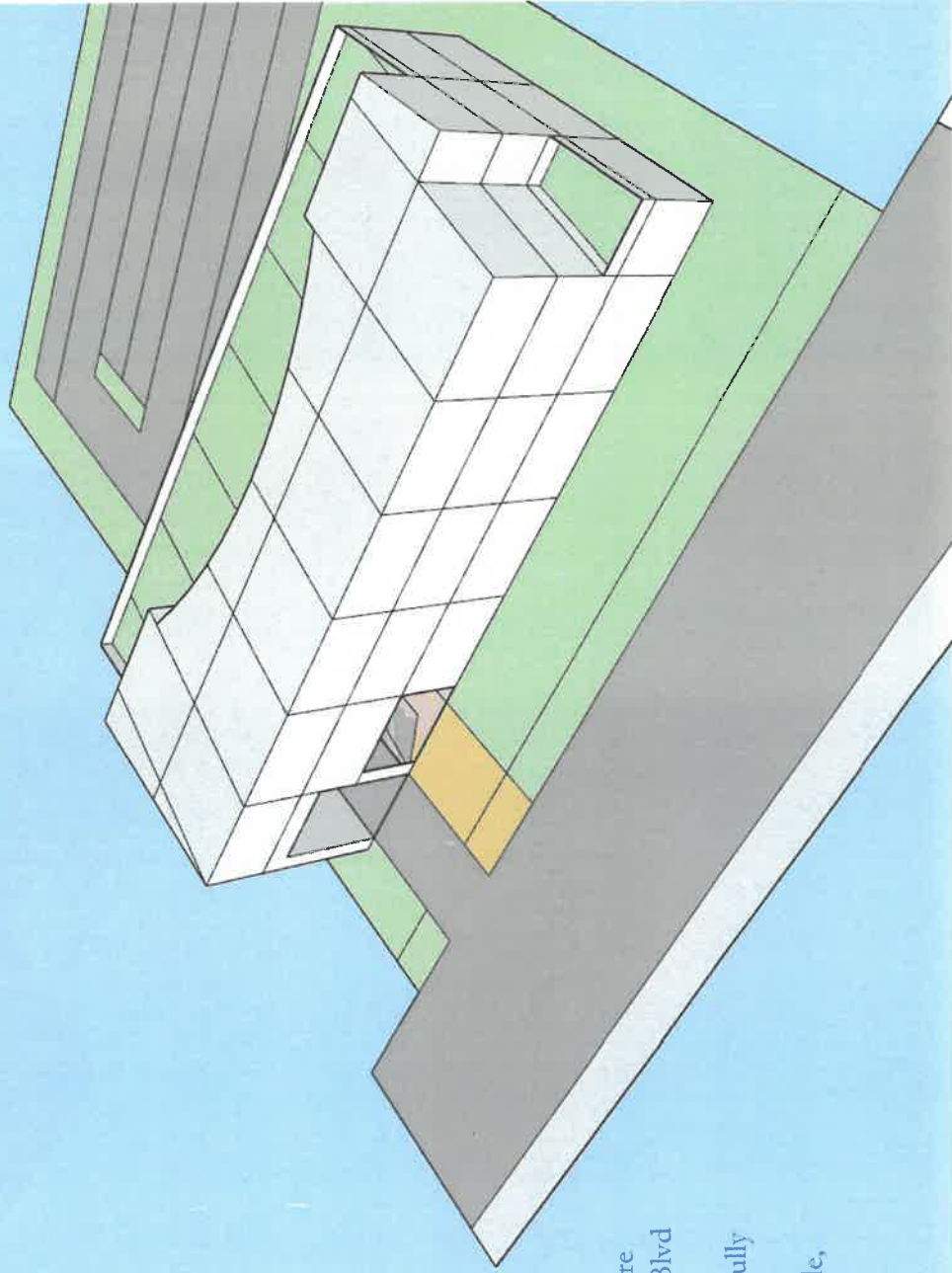
Active roof garden with southern exposure benefiting people, dining & socialization experiences. While also allowing future opportunities for solar panels.

Option 2: Alternate Design Option

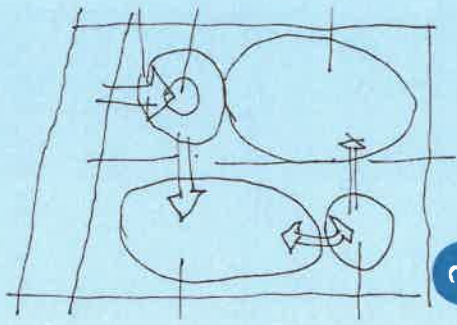
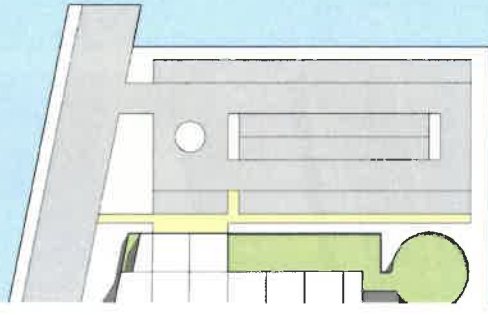


Concept: Single linear building with entry under the structure
Full site width building frontage along Martin Luther King Blvd
for high visual exposure
Parking conveniently located at the back with patient entry fully covered

Active roof garden with southern exposure benefiting people, dining & socialization experiences. While also allowing future opportunities for solar panels.

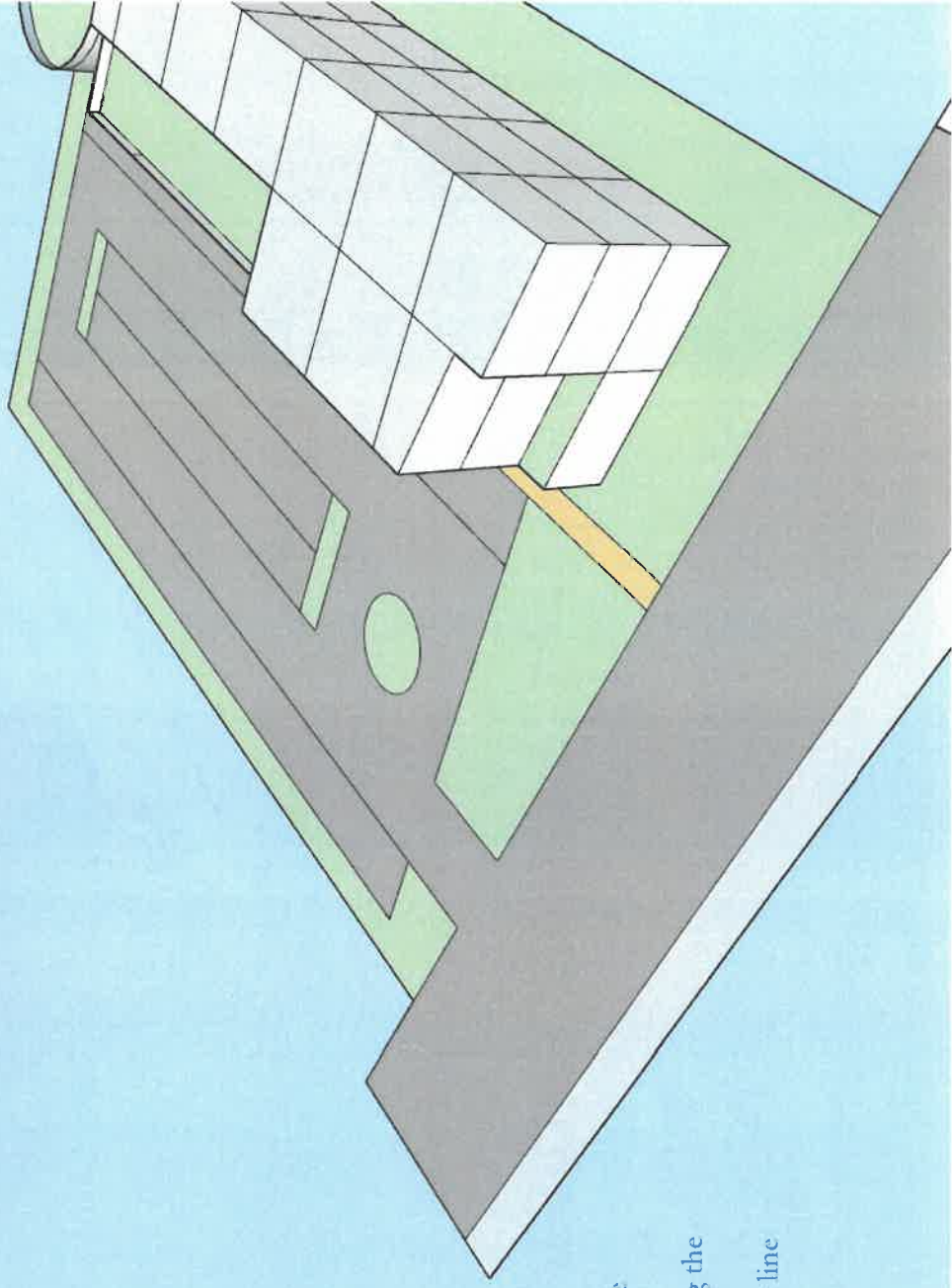


Option 3: Alternate Design Option

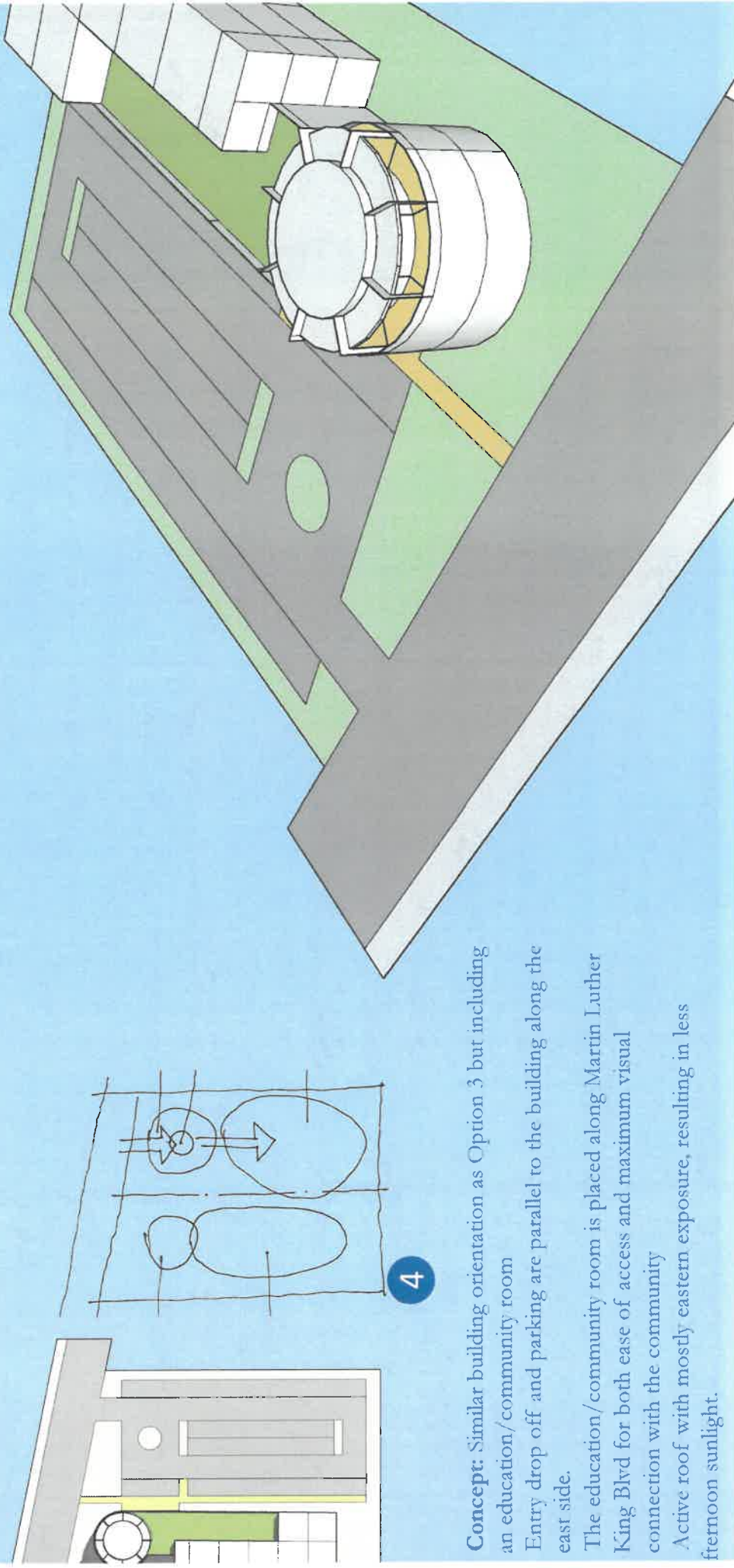


3

Concept: The linear building is rotated 90 degrees along the western property line
Entry drop off and parking are parallel to the building along the east side.
An education/community room is along the south property line expressed in a cylindrical form for visual identity
Active roof with mostly eastern exposure, resulting in less afternoon sunlight.



Option 4: Alternate Design Option



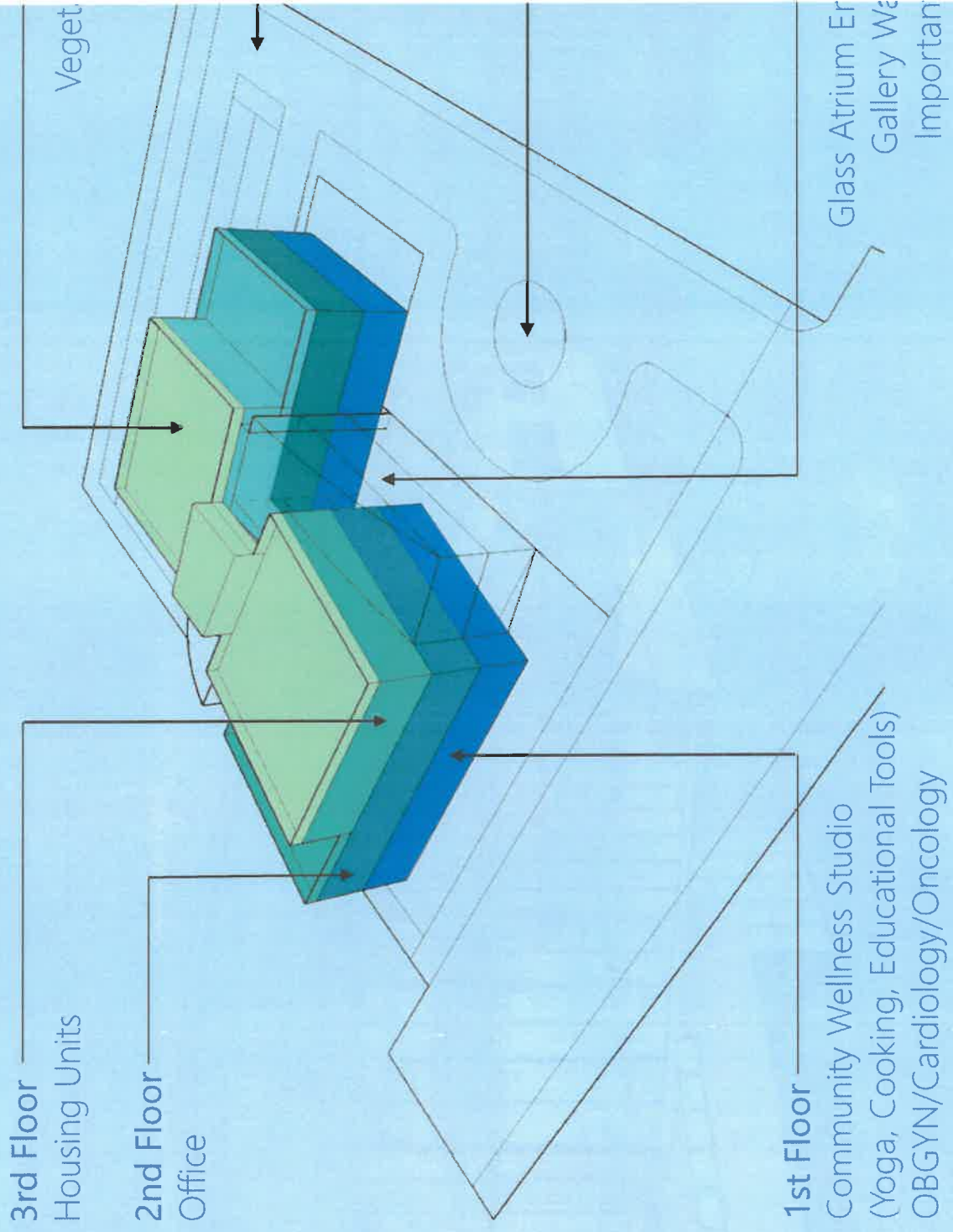
4

Concept: Similar building orientation as Option 3 but including an education/community room
Entry drop off and parking are parallel to the building along the east side.
The education/community room is placed along Martin Luther King Blvd for both ease of access and maximum visual connection with the community
Active roof with mostly eastern exposure, resulting in less afternoon sunlight.

Proposed Programming: Option 1

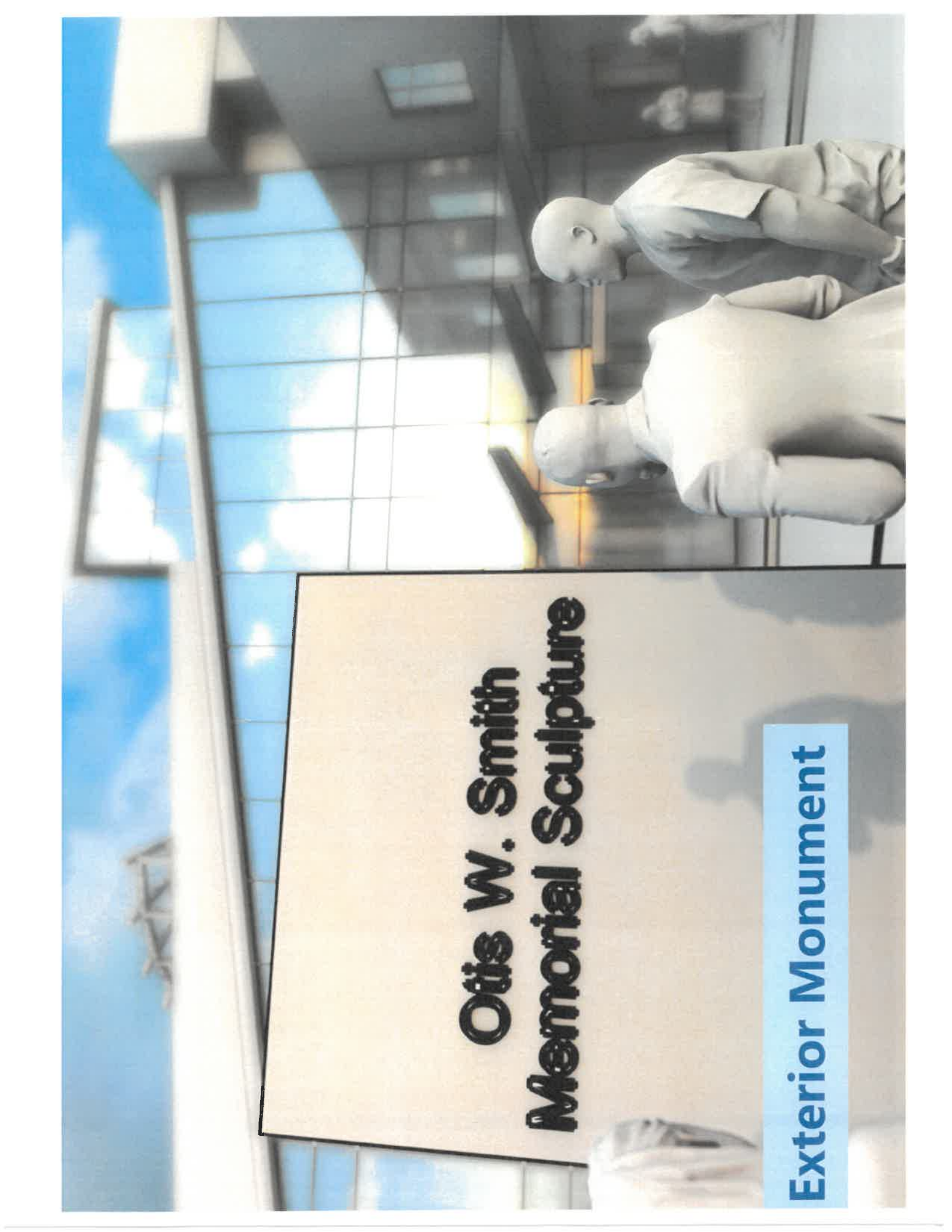
Proposed Programming

All Design Options Focus On The Inclusion Of Housing, Medical Office, Wellness & Educational Services and Rooftop Amenities





xterior Architecture

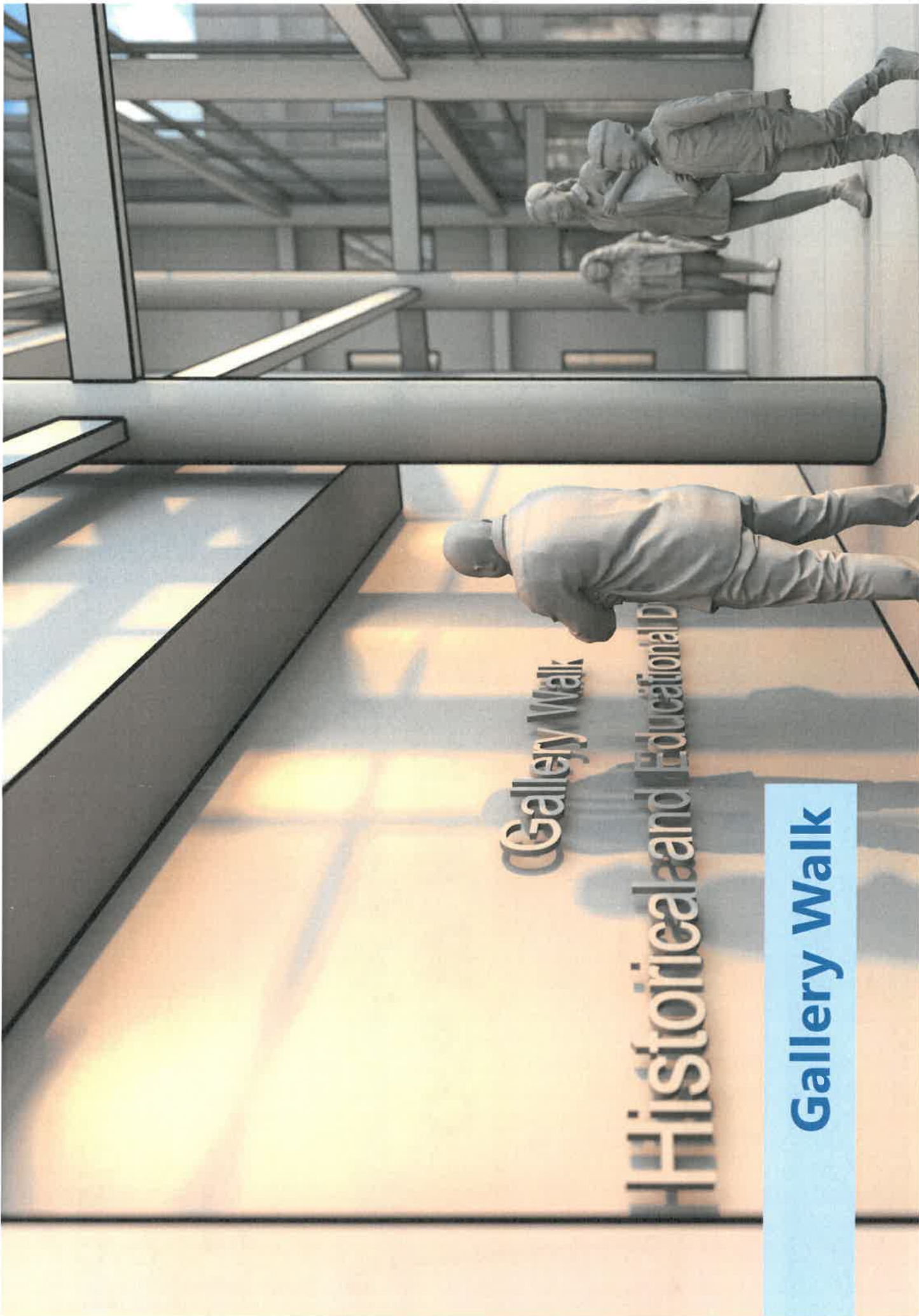


**Otis W. Smith
Memorial Sculpture**

Exterior Monument

Gallery Walk
Historical and Educational D

Gallery Walk





Rooftop Garden

Thank You.

For more information, please contact:

Jevon Gibson
CEO
Fulton DeKalb Hospital Authority

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