

**2017
ANNUAL
REPORT**



TABLE OF CONTENTS

LETTER FROM THE EXECUTIVE DIRECTOR	3
LETTER FROM THE CHAIRMAN OF THE BOARD	4
BOARD OF DIRECTORS	5
FROM COUNCILMEMBER JOYCE SHEPERD	5
REDEVELOPMENT TIMELINE.....	6-7
PARTNERS & SPONSORS.....	6-7
REAL ESTATE	8-9
REDEVELOPMENT MASTER PLAN.....	6
LEASING & PROPERTY MANAGEMENT.....	7
COMMUNITY DEVELOPMENT	10-13
ART	10
SUPPORTIVE HOUSING ALLIANCE	11
JOBs	12
INFRASTRUCTURE.....	12
INTERIM ACTIVATION & PROGRAMMING	13-14
FINANCIAL SUMMARY	15
LOOKING AHEAD.....	15



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Fort Mac is happening! The Fort Mac you see today represents more than a decade of challenging organizational evolution.

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Our predecessor organization was formed in 2006, not long after the United States Army announced that Southwest Atlanta's Fort McPherson was one of several bases and posts around the nation that would be closed. This news afforded the City of Atlanta and the State of Georgia the opportunity to obtain nearly 500 acres of land located between Downtown Atlanta and Hartsfield-Jackson Atlanta International Airport, the world's busiest airport.

This tremendous opportunity was not without its challenges. Not only was the Post literally separated by a wall from the communities around it, but economic blight also plagued those communities, even before the Great Recession paralyzed real estate projects around the nation. Our leadership, however, saw the opportunity to make Fort McPherson into something greater.

Over the last 12 years, the ebb and flow of momentum in this redevelopment has been both challenging and rewarding. I'm pleased to say that, since conveyance of the property in 2015, our community has made great progress, and a large majority of that progress occurred in 2017.

The addition of our master developer partner, Macauley Investments, has sparked new development activity on the property for the first time since 2011. Macauley's involvement has brought with it new insights from some of the best redevelopment minds in the world. A flurry of activity can be seen onsite most days with the ongoing construction of the Tyler Perry Studios property, ongoing planning activity on other parts of the site, and numerous events throughout the year that invite the community to visit, enjoy, and check in on our progress. In 2018, we anticipate an increase in the number and types of activities across the board.

Fort McPherson served our nation well from 1885 to 2011. We're here to preserve its celebrated history as a national asset and an Atlanta landmark, and to ensure a lively future as a mixed-use destination, with affordable housing, shopping, dining, and employment opportunities.

Sincerely,

Brian Hooker
Executive Director



I am proud to be a part of the significant progress made by the board and staff towards fulfilling our vision, mission, and goals for this exciting redevelopment.

The master plan under development through our partnership with Macauley Investments is a tremendous step forward in fulfilling our mission. The vision that is being brought to life through that master plan is ambitious, yet realistic. Fort Mac's redevelopment is poised to be a catalyst for the infusion of jobs, wages and capital investment to the area.

As Fort Mac LRA creates an environment that transforms Fort McPherson into a vibrant location, we will drive growth, opportunity, and prosperity in our surrounding community. Our board, staff, volunteers, and partners are collectively working towards plans to launch the Job and Career Center (JACC); establish affordable housing resources; activate the base as a hub for the arts community; host events and activities that will invigorate the area with a sense of pride and purpose – building upon the popular annual Fall Festival; and more. And we're doing all this while honoring the rich history and heritage of the beloved Fort McPherson.

The board is pleased to see how the community's extensive input is helping drive the fulfillment of this vision. Through Community Engagement Subcommittee, the Livable Communities Initiative (LCI) Plan, the Master Development Plan community engagement process, and beyond, that input is helping shape the future of Fort McPherson and our surrounding communities. On behalf of the board, I encourage members of the community to continue to take every opportunity to be a part of history as we transform this former Army post into a vibrant, progressive, and self-sustaining destination in the Southwest Atlanta community.

Sincerely,

FELKER WARD JR.

Chair, Board of Directors

OUR ESTEEMED BOARD

Many thanks to our board for their service in 2017.

FORT MAC LRA BOARD

Felker Ward
Chairman

Richard Holmes
Vice Chairman
Chandra Houston
Secretary

Aaron Watson
Treasurer
John R. Akin, Jr.
Marvin S. Arrington, Jr.
Sharonda Hubbard
Sondra Rhoades Johnson

Meredith Lilly
Brian McGowan
Paul Shailendra
Fletcher Thornton
Thomas L Weyandt, Jr.

EX-OFFICIO MEMBERS

Joyce Sheperd
Nan Orrock
Park Cannon
Christopher Nunn
Mark Butler
Mark Williams
Pat Wilson
Russell McMurry
Steve Wrigley

COMMENTARY FROM COUNCILMEMBER JOYCE SHEPERD

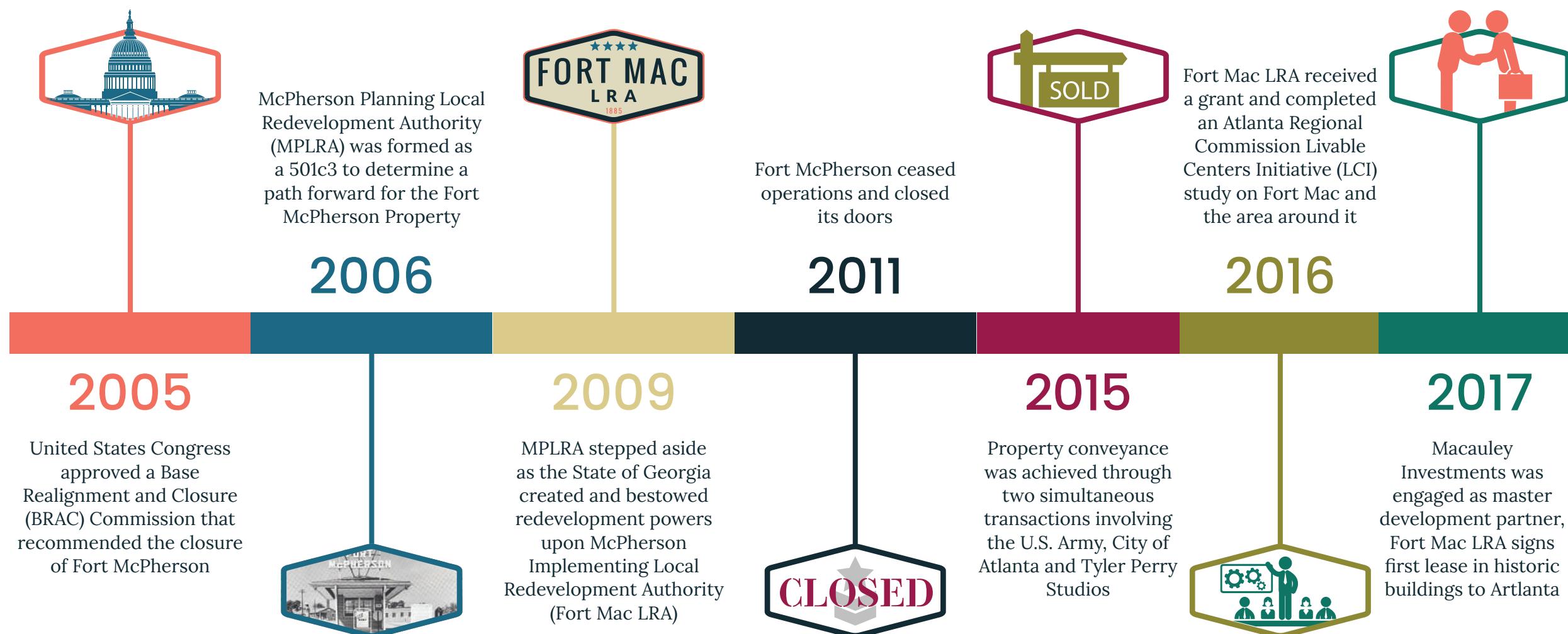


2017 was a year of not just saying "what are we going to do?" We are literally making it happen and we have the community involved. There is transparency and feedback, and they understand it's really happening. It's no longer just a discussion. Invest Atlanta has put a lot of funding into the redevelopment. We have a new mayor who is committed to the Southside. The staff and folks here at Fort Mac LRA have done a great job leveraging the community and the City as a whole in a way that is going to be very productive in terms of jobs, education and collaboration with institutions. In the end, Fort Mac will be an example for communities across the city.



REDEVELOPMENT TIMELINE

A PATH TO PROGRESS



SPONSORS



PARTNERS



REAL ESTATE

Over the past 12 months, our real estate opportunities have built upon a series of planning exercises completed in 2015 and 2016, under a Livable Centers Initiative (LCI) study conducted in partnership with Atlanta Regional Commission. This study provided the vital community, market, infrastructure and other data needed to create a master plan for redevelopment, including the buildings and assets we already have in place. Our current and future real estate work falls into two categories: redevelopment master plan, and leasing and property management.

REDEVELOPMENT MASTER PLAN

Perhaps our most significant real estate milestone until now occurred this year when Macauley Investments committed to serve as our master development partner. Their involvement has been critical to progress in the “to-be-built” environment of our project. The real estate firm is at work converting our LCI study into a workable master plan, with the help of our community members and other stakeholders. Meanwhile, we’re all engaged in predevelopment work on many fronts – preparing the site for the next big thing.



Rendering from Macauley Investments' master plan

LEASING AND PROPERTY MANAGEMENT

Since conveyance in 2015, Fort Mac LRA has served as caretaker of the 145 acres of land not included in the purchase made by Tyler Perry Studios. This includes many buildings of various ages, streets, sidewalks, and plenty of lawns. This year we have focused on increasing efficiency in this role – which includes groundskeeping, security, general building maintenance and repairs, keeping utilities on, and other support – and have added three new vendors to help: Security Innovations, Red Rock Global and AG Electric. We’ve also been actively promoting our buildings to potential tenants and, in some cases, purchasers. We’ve signed two leases this year on historic buildings and 18 licenses for temporary use. We received significant interest and two legitimate offers to purchase the 340,000-square-foot Marshall Hall Building (a.k.a. Forces Command). Though neither of those offers have resulted in a purchase yet, this is a great sign of building interest in our property.

**PLANNING TEAM**

Macauley Investments has redefined mixed-use development through an approach that intertwines the livability of yesteryear with modern design sensibilities. These pillars provide the foundation for developments that are resilient and capable of withstanding the test of time. Experience has proven that this approach is most successful when balanced with a combination of marketplace dynamics and public-private partnerships. They create places not only to house – but to nourish – the individual human spirit, bring an inspirational aesthetic to everyday living, foster greater awareness of natural beauty and cultivate a deeper human connectedness.



COMMUNITY DEVELOPMENT

Bringing jobs and growth to the site is a top priority for Fort Mac LRA, along with helping our neighbors take advantage of this progress so the community can fully benefit from our activity. Serving as a convener of service providers, agencies and other organizations capable of making big impacts in these areas, we have advanced this goal in several areas.

**ART**

Fort Mac is becoming a hub for creatives with the addition of a number of visual and performing arts. The inspiring performances by the critically-acclaimed T. Lang Dance Company in March attracted a number of new visitors to the property, where they had the opportunity to not only enjoy the month-long series of performances of "Post," but also the opportunity to see and experience Fort Mac firsthand. Fort Mac's first tenant, Artlanta, has brought a new energy and dynamic to the base with a number of events and activities that engage the art community as well as music fans, with many more to come. In an effort to ensure future public art is both prevalent and appropriate for the community, Fort Mac LRA also formed a Public Arts Advisory Council.

**SUPPORTIVE HOUSING ALLIANCE**

As Fort Mac and the surrounding area continue to change, so does the vision for the future of supportive housing at Fort Mac, where we've made great progress with members of our provider alliance. Today, we are better informed through research and learning with our partners and are well poised to forge ahead with a modified version of our original plan. Fort McPherson LRA will fulfill its commitment to support affordable housing by:

- providing existing properties that can be redeveloped,
- dedicating areas for new housing to be built onsite,
- and providing funds to help with development of facilities on and offsite.

Wherein our initial plan entailed a scattered housing concept that interspersed these resources across the community, partner and community feedback has led us to reevaluate what will best serve the Fort Mac community.

Our community of housing and service providers have emphasized that a single site location serving individuals is the ideal solution. This direction has allowed us to evaluate multiple possibilities to achieve this contribution to supportive housing within our planning process, and conversations with partners are paving the path for this vision to become reality.

**JOB**

The arrival of Tyler Perry Studios and the construction of its new soundstages has created activity in our area that hasn't been seen in many years. We're grateful they have implemented a Construction Jobs Ready Program to provide free training designed to help those living near our site qualify for construction jobs related to this work. Building upon a tremendously successful Career Support Program at the 2016 Fall Festival, this year we received commitments for grant funding from U.S. Department of Commerce Economic Development Administration and Fulton County to create the Job and Career Center at Fort Mac that will prepare neighbors to take advantage of film and other job openings in Southwest Atlanta. Additionally, our Community Engagement Subcommittee's jobs committee has pulled together the Urban League of Greater Atlanta, Georgia Film Academy, and Atlanta Metropolitan State College to lay groundwork to solve problems that prevent more of our community members from securing available jobs.

INFRASTRUCTURE

This year our partners at Invest Atlanta have funded the construction of Fort Mac FiberNet, which will bring open access gigabit speed to Southwest Atlanta. The City of Atlanta submitted legislation to designate \$5 million in TSPLOST funds to the construction of the Fort Mac Mile – a linear park that will replace our wall on Lee Street and connect our site to MARTA and other infrastructure investments headed this way. In December we were also awarded a \$93,000 “Regional Transportation Planning Study” grant by Atlanta Regional Commission. These projects will improve quality of life for those already in our neighborhood, and make it more appealing to businesses and residents thinking of joining the Southwest Atlanta community.

**INTERIM ACTIVATION / PROGRAMMING**

As a step towards bringing to life the vision of a vibrant, active community to the former Army base, we have invited the community to enjoy and experience the history and atmosphere through a number of activities.



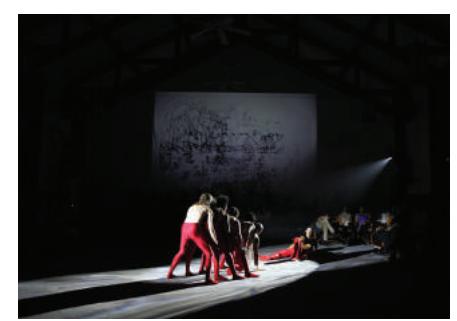
Weekly



April 2017

LUNCH AT THE MAC

Lunch at the Mac food truck events provided those on and around the base an opportunity to enjoy a variety of food offerings while socializing and building community with others.



March 2017

**POST, BY T. LANG DANCE COMPANY**

The critically acclaimed **T. Lang Dance Company** brought the historic Fort Mac Chapel back to life during a month-long series of performances of “Post,” inspired by Heather Williams’ book “Help Me Find My People,” an examination of the Reconstruction-era public ads posted by newly freed men and women searching for their loved ones.



INTERIM ACTIVATION / PROGRAMMING (continued)



October 2017



FALL FESTIVAL

The 5th annual **Fall Festival** offered more activities than ever to engage the community in fun and valuable resources. Entertainment such as a haunted house, Artlanta mural painting, live musical performances, costume contest, games and more were complemented by career and small business support resources such as CareerRise and Invest Atlanta. Guests also enjoyed bus tours of the Fort Mac property and surrounding area.



Ongoing

ARTLANTA

Fort Mac's first historic building tenant, **ARTlanta**, has been a colorful addition to the landscape, attracting art enthusiasts and new and returning community members to experience a number of exciting events such as What the Truck Day Parties and Art Pop Up Shops, Monday Night Jam Sessions, Mats at the Mac fitness classes, Colours, and more.



May 2017

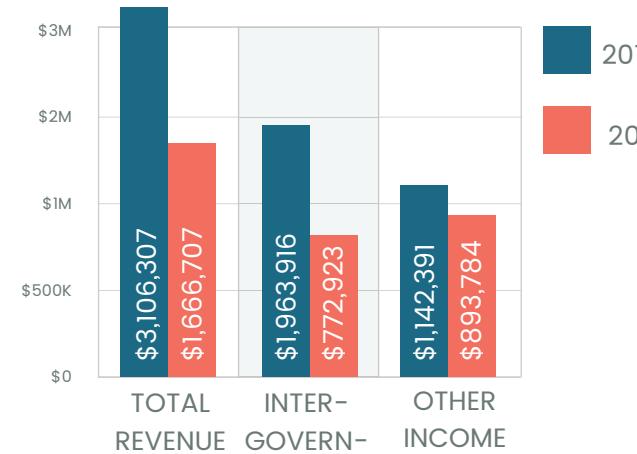
SOUTHSIDE RISING

Fort Mac hosted and participated in the **BisNow "Southside Rising"** forum, where the panel of local leaders underscored the progress and existing opportunity in the Southside of Atlanta for the local development community.

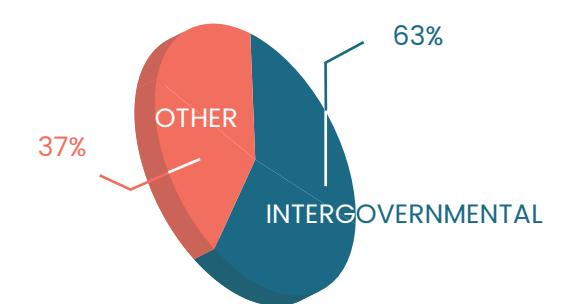
FINANCIAL SUMMARY

Fort Mac LRA recently received a clean audit and has been designated as a low risk auditee. Operating income comes from federal grants, local grants, real estate sales, and real estate licenses and leases.

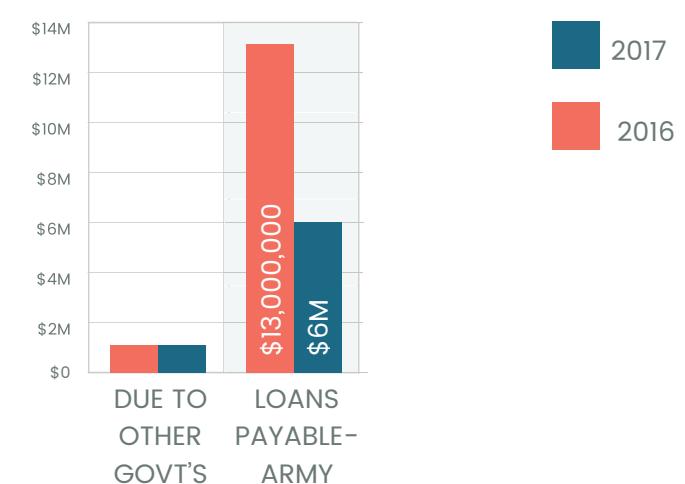
INCREASED OPERATING REVENUE BY NEARLY \$1.5M



2017 OPERATING REVENUE



DECREASED LIABILITIES BY 50%



LOOKING AHEAD

Our biggest advantage coming out of 2017 is momentum. We are shifting this redevelopment from impossible to inevitable. Going into 2018, we'll utilize this momentum to make big strides in redevelopment, including plans to:

- Launch our after-school program
- Begin construction on the Fort Mac Job and Career Center (JACC)
- Sign several new tenants that will help improve the lives of our community members
- Begin development of our townhomes
- Launch Fort Mac FiberNet
- Advance other infrastructure projects
- Complete master plan
- Identify funding strategy for new development

We're hard at work turning Fort Mac into a vibrant, progressive and self-sustaining destination, and we're not slowing down. This work will get more interesting, more challenging, and more vital to our community as we move into 2018. We invite all of our past and present partners, as well prospective partners, to join us in this effort. We're transforming the past into a bright future - don't miss your opportunity to be part of this exciting development!

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