



McPherson Implementing Local Redevelopment Authority

Development Committee Meeting
April 14, 2016

A meeting of the Development Committee of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, April 14, 2016 at 1794 Walker Avenue SW, Atlanta, GA 30310.

Committee Members:

Thomas L. Weyandt Jr., Chairman
Brian McGowan
Sharonda Hubbard

Other Board Members:

None

Staff, Legal Counsel and Others:

Brian Hooker, Fort Mac LRA
Sandra Tennyson, Fort Mac LRA
Denise-Perkins Griffith, Fort Mac LRA
Arthur Mallard, Fort Mac LRA
Pete Hayley, Fort Mac LRA
Robert Mosby, Fort Mac LRA
Jeffrey Hicks, Fort Mac LRA
Tamara Felton-Howard, Fort Mac LRA Fellow
Peter Andrews, Attorney, Greenberg Traurig

Guests:

Lolethia Chapman, Stella Group
Shirley A. Bettis, Stella Group
Michael Carson, Georgia Prep
Kyeron Simmons
Victoria Covington
Dorothy Reese, House of Treasures

The Chairman called the Fort Mac LRA Development Committee meeting to order at approximately 1:08 P.M.

Announcements and Welcome:

The Chairman welcomed everyone to the meeting and thanked them for their continued support.

Approval of Agenda:

The Chairman recommended the approval of the agenda Mr. Brian McGowan made a motion to approve and it was seconded by Ms. Sharonda Hubbard. Approval was unanimous.

Approval of the Minutes:

The Chairman recommended the approval of the February 18, 2016 Minutes and the approval of the March 15, 2016 Minutes. Ms. Hubbard made a motion to approve both sets of Minutes and it was seconded by Mr. McGowan. Approval was unanimous.

Public Comment:

The Chairman invite public comment and Coach Michael Carson spoke, introducing his organization, the Georgia Prep Sports Academy.

Item: 5: Legislative Update:

Mr. Brian Hooker, Executive Director of Fort Mac LRA gave a brief summary of House Bill 1129 which adds to the Authority's existing powers the ability to enter into contracts of up to 99 years with private entities and to implement public-private partnerships. The new legislation also streamlines the Authority's excused absence procedure by allowing the chair to excuse the absent member rather than requiring a board vote.

Mr. Hooker also acknowledged that the bill was introduced by State Representative Pat Gardiner and supported on the floor by of the House by Representative Park Cannon where it passed unanimously and in the Senate by Senator Nan Orrock where it passed 37-10. A complete copy of House Bill 1129 was included in the committee's packet for their perusal.

Item: No. 6: Property Update: Caretaker:

Mr. Arthur Mallard, Director of Real Estate and Financial Strategy, gave a brief update on the three caretaker functions here at Fort Mac, which include:

- Security
- Landscaping
- Operation & Maintenance

Mr. Mallard stated that International Security Agency (ISA) is doing an excellent job and that their personnel includes off duty Atlanta Police Officers and that our roving security of the property 24/7 is in an Atlanta Police patrol car in addition to their regular employees. Mr. Hooker interjected by stating that this was one of the reasons ISA was chosen because of their relationship with Major Moore with the Atlanta City Police Department.

Mr. Mallard stated the WCC Landscaping and Maintenance was doing a very good job as well with their main emphasis on what you see first upon entering the property and that is almost complete.

Lastly, Mr. Mallard noted that buildings Operation and Maintenance handled by Pittman Consultants has encountered some challenges effecting maintenance efficiency and costs, but they are back on track now.

Item No.7: Property Update: Roads:

As a condition of conveyance and transfer of the property to TPS, Fort Mac LRA agreed to construct an extension to Sayers Street commonly referred to as the VA road, so that VA employees and visitors could continue to access to their property once Walker Avenue is closed by TPS.

Mr. Pete Hayley, Director of Program Management informed the committee that a RFP was posted and that a pre-bid meeting was held. A panel was formed to score the responses and included two experts from the City of Atlanta's Department of Public works to assist with the understanding of technical considerations.

Mr. Hayley stated the company selected is Pentagon 540 and Mr. Hooker stated that after the Finance Committee has reviewed the selected company's credentials it will then be presented to the full board for their approval at their next meeting which is scheduled to take place on Thursday, April 21, 2016. Chairman Weyandt asked how long will it take to complete the project and Mr. Hayley replied that it will take approximately 6 months.

Mr. Hayley stated that the gravel road was installed to allow access through the Historic District to the backside of the property along Campbellton Road. Once the TPS wall is up we would have otherwise been cut off from this area.

Mr. Hooker asked for Mr. Hayley to expound upon the current challenges to navigating around the Historic District and the reason behind the need to find financial support to re-construct the road and parking infrastructure in that area. Mr. Hayley noted that several interested parties that have shown an interest in the buildings in that but were somewhat concerned about restrictions maneuvering around the property. Mr. Hayley stated they are looking at a better way to access that area.

Item No. 8: Homeless Providers Update:

Mr. Hooker stated that Federal law required that part of the property be used to provide housing and office space for homeless services providers, and a handout was provided in the committee's packet for their perusal.

Mr. Hayley stated that 325 units were committed to the homeless was based on the old master plan and a new approach is now being developed to meet the commitment in line with the LCI plan and due to the fact that part of the original properties committed to the homeless providers are now part of the property owned by TPS.. He further noted that part of the housing will be placed on the base and part outside of the base in line with HUD's requirements. Mr. Hayley stated that the homeless providers remain focused on buildings in the Historic District.

Mr. Hayley stated that the buildings being considered are the old hospital and 2 nursing quarters. They are to meet on Friday, 4/15 to discuss the new approach.

Mr. Arthur Mallard stated that from a real estate point of view this does not help his project so he has revised a plan with the following suggestions/conditions in order to get some clarification or commitment from the homeless providers that are still interested in moving forward and his three points are listed below:

- After 6 months cost estimates have to be provided.
- After a year a firm commitment and they are to take over caretaker costs.
- After 24 months have started construction and may include mixed income development.

Failure to meet these commitments on schedule would free Fort Mac LRA to begin marketing the designated properties to other users, leaving Fort Mac LRA and the homeless services providers to seek alternate means to fulfill the homeless commitment.

Mr. Hooker asked the committee to weigh in on this proposed approach before it is presented to the full board.

Item No. 10: Executive Session:

Chairman Weyandt, made an announcement to move into Executive Session and read the following statement.

“Ladies and Gentleman:

In accordance with O.C.G.A. SECTION 50-14-4(B), notwithstanding the lack of quorum, the members of the McPherson Implementing LRA Development Committee who are present will enter into executive session. The purpose for the closed session is for members to (1) deliberate regarding matters involving real estate and (2) legal matters.

The specific reasons for the closed session will be entered in the official minutes and a notarized affidavit will be executed stating that the executive session was devoted to matters within the exceptions provided by law.”

After the Chairman read the statement Mr. McGowan made a motion to approve and it was seconded by Ms. Hubbard. Approval was unanimous.

The Board went into Executive Session for approximately 2 hours and 20 minutes.

After the Executive Session ended the Chairman asked that the meeting be reopened to the public. Mr. McGowan made a motion to approve and it was seconded by Ms. Hubbard. Approval was unanimous.

Adjournment:

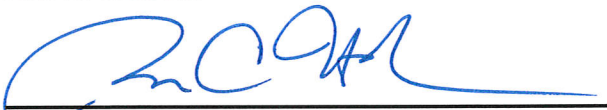
Mr. McGowan made a motion to adjourn; it was seconded by Ms. Hubbard approval was unanimous. The Development Committee meeting ended at approximately 4:05 P.M.

Recorded By:



Sandra Tennyson
Executive Assistant

Approved By:



Brian C. Hooker
Executive Director

OPEN MEETINGS AFFIDAVIT

PERSONALLY APPEARED before the undersigned attesting officer, duly authorized to administer oaths, Thomas L. Weyandt, Jr., who, after being duly sworn in, deposes and on oath states the following:

- (1) I was the presiding officer of the **Development Committee** of the McPherson Implementing Local Redevelopment Authority (the "Authority") held on the 14th day of April, 2016.
- (2) I have been advised that *O.C.G.A* § 50-14-4(b) requires that when any meeting of the Authority is closed in accordance with an exception to the Open Meetings Law that:
 - (i) the specific reason for the closure is to be entered upon the official minutes of the meeting;
 - (ii) the meeting is be closed only upon a majority vote of a quorum present for the meeting;
 - (iii) the minutes are to reflect the names of the members present and those voting for closure; and
 - (iv) the person presiding over the meeting is to execute and file with the official minutes of the meeting a notarized affidavit stating under oath that the subject matter of the meeting or the closed portion thereof was devoted to matters within the exceptions provided by law and identifying the specific relevant exception.
- (3) The subject matter of the closed meeting or closed portion of the meeting held on the 14th day of April, 2016 which was closed for the purpose of:

X DELIBERATION REGARDING ACQUISITION/DISPOSITION OF INTEREST IN REAL ESTATE
(To be spread on minutes upon conclusion of disposition of interest in real estate)

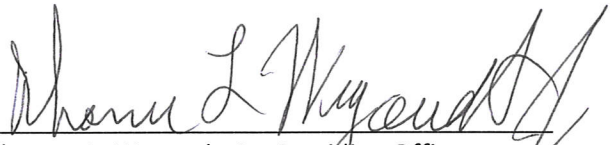
X DELIBERATION REGARDING EXISITING LITIGATION OR OTHER LEGAL MATTERS

ATTORNEY-CLIENT COMMUNICATION

as allowed by *O.C.G. A.*, Title 50, Chapter 14 and was devoted to matters within those exceptions and as provided by law.

- (4) This affidavit is being executed for the purpose of complying with the mandate of *O.C.G.A.* § 50-14-4(b) that such an affidavit be executed.

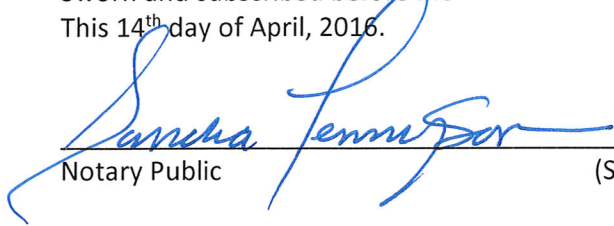
14th day of April, 2016.

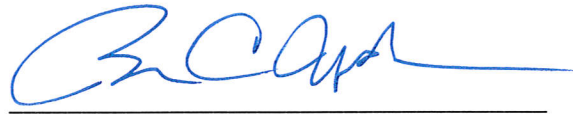

Thomas L. Weyandt, Jr., Presiding Officer

my commission expires on 4/20/2019

Sworn and subscribed before me
This 14th day of April, 2016.

Witnessed:


Notary Public (SEAL)


Witness