



## **McPherson Implementing Local Redevelopment Authority**

### **Development Committee Meeting January 12, 2017**

A meeting of the Development Committee of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, January 12, 2017 at 1794 Walker Avenue, SW, Atlanta, GA 30310.

#### **Committee Members:**

Thomas L. Weyandt Jr., Chairman  
Brian McGowan  
John Akin, Jr.  
Councilmember Joyce Sheperd

#### **Other Board Members:**

Sondra Rhoades-Johnson  
Felker Ward  
Richard Holmes

#### **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  
Brian Andre Dorelus, Fort Mac LRA Fellow  
Peter Andrews, Attorney, Greenberg Traurig  
Byron Marshall, Public Integrated Solutions Strategic Planning Firm

#### **Guests:**

Michael Monteleone, OASIS  
Michael Reeves, Adams Commercial  
Helen Wanda, Cyril & Associates  
Gail V. Jordan, Giwayen Mata, Inc.

**Announcements and Welcome:**

The Chairman called the Fort Mac LRA Development Committee meeting to order at approximately 1:19 P.M., and welcomed everyone to the meeting.

Mr. Brian Hooker, Executive Director, provided a safety briefing describing the location of exits, fire extinguishers and restrooms in this facility and instructed that in the event of an emergency Fort Mac LRA Security must be called immediately after calling 911.

**Approval of Agenda:**

The Chairman recommended the approval of the agenda. A motion to approve was properly made and seconded. Approval was unanimous.

**Approval of the Minutes:**

The Chairman recommended the approval of the November 17, 2016 minutes, the October 13, 2016 minutes and the September 15, 2016 minutes. A motion to approve was properly made and seconded. Approval was unanimous.

**Public Comment:**

No one signed in for Public Comment.

**Item:6: Planning Update: LCI Funding:**

Mr. Pete Hayley, Director of Program Management, gave a brief update on grants and LCI funding. Mr. Hayley mentioned that an application for a grant was submitted to ARC in November and notification should be received sometime in February. Mr. Hayley also mentioned that the Fort Mac Mile cost is estimated at \$325,000 with a request of \$200,000 from ARC, \$105,000 from Invest Atlanta, Campbellton Road TAD and \$20,000 from Fort Mac LRA. Mr. Hooker added that Fort Mac would also be asking Councilmember Shepherd's office for \$5,000.

**Item:7: Construction Update: VA Road Extension:**

Mr. Hayley stated the VA Road is now open to the public and is being used primarily by VA employees and Veterans visiting the VA for various services. Mr. Hayley informed the committee that as part of the City of Atlanta's permit for construction of the road it was mandated that a detention pond be added requiring additional vegetation surrounding the pond. Further VA also made a request to install guard rails and improved lighting for safety. With these adjustments, a change order was necessary increasing the original dollar amount by approximately \$42,000.

**Item: 8: Resolution-VA Road Extension Contract Amendment:**

Mr. Hooker informed the committee that due to additional safety features agreed upon by the VA and Fort Mac LRA, staff was asking the committee for an additional \$40,000 to complete the additional features to the VA Road bringing the cost to \$480,000, however after speaking with Pentagon 540 the contractor for the VA Road it was mentioned that additional concrete may be needed to prevent erosion on the slope side of the road costing approximately \$20,000, thus staff is now asking for the approval of \$500,000 for completion of the VA Road.

The Chairman stated that since the asking amount in the Resolution is \$480,000, he recommended the amendment to the Resolution to reflect the change from \$480,000 to \$500,000. A motion to approve the amendment was properly made and seconded. Approval was unanimous.

The Chairman recommended the approval of the Resolution of the McPherson Implementing Local Redevelopment Authority, increasing the total budgeted amount for the agreement between McPherson Implementing Local Redevelopment Authority and Pentagon 540, LLC for design build services for the construction of the extension of Sayers Street. A motion to approve was properly made and seconded. Approval was unanimous.

**Item: 9: Property Update: Caretaker Services & Transition:**

Mr. Arthur Mallard, Director of Real Estate and Economic Development, gave an update on the Operations and Maintenance to the committee stating that there had been several incidents on the base because of the inclement weather the weekend of 1/7-1/9/2017. The buildings impacted were building 162 which had a pipe to burst in the roof that caused extensive flooding in half of the building, building 101 had a pipe to burst in the roof causing flooding on the 1<sup>st</sup> and 2<sup>nd</sup> floor of the building and a steam leak in the piping that provides heat to several buildings in the Historic District, and there was a steam leak in the street next to building 162. Mr. Mallard informed the committee that cost estimates are being gathered and that staff is looking at preventive measures going forward.

Mr. Mallard also stated that the current contract for Operations and Maintenance expires on January 15, 2017 and that before renewing the contract the scope needs to be revised based on Fort Mac LRA transitioning from a “caretaker” mode to a “facilities maintenance” mode, due to current leasing efforts.

**Item: 10: Environmental Update: Parcel Transfer:**

Mr. Michael Monteleone, Vice President of Strategic Business Development with OASIS, gave an environmental update. Mr. Monteleone gave an update to the committee stating that Operations and Maintenance plans for priority buildings on base was completed at the end of December 2016, which now allows staff to lease these buildings out with legal protection and limited presale preparation. Mr. Monteleone also informed the committee that an O&M training session was scheduled for Fort Mac Staff on January 18, 2016 at Fort Mac office.

**Item: 11: Executive Session:**

Mr. Hooker, substituting for the Chairman, asked for a motion to convene to Executive Session and to reconvene to open session noting that no items were to be voted on. A motion to approve was properly made and seconded. Approval was unanimous.

Mr. Hooker read the following statement:



“Ladies and Gentlemen:

In accordance with O.C.G.A. SECTION 50-14-4(B), notwithstanding the lack of a 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. 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.”

The Committee went into Executive Session for approximately 1 hour and 10 minutes.

**Adjournment:**

The meeting ended at approximately 3:22 P.M.

(signatures follow)

**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 12<sup>th</sup> day of January, 2017.
- (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 being 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 12<sup>th</sup> day of January, 2017 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)

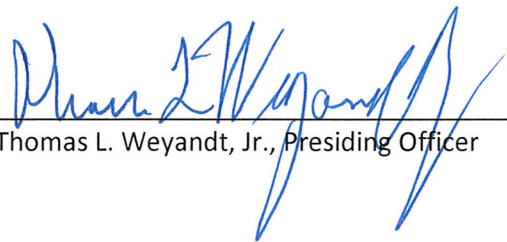
**X DELIBERATION REGARDING EXISTING LITIGATION OR OTHER LEGAL MATTERS**

### ATTORNEY-CLIENT COMMUNICATION

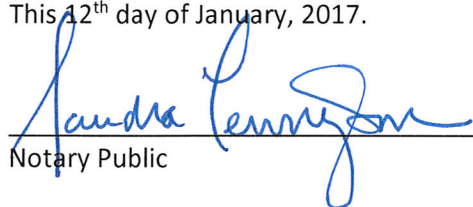
as allowed by *O.C.G. A.*, Title 50, Chapter 14 and was devoted to matters within those exceptions and as provided by law.

- (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.

12<sup>th</sup> day of January, 2017.

  
Thomas L. Weyandt, Jr., Presiding Officer

Sworn and subscribed before me  
This 12<sup>th</sup> day of January, 2017.

  
Sandra Pennington

Notary Public

(SEAL)

Witnessed:



Witness

my commission  
expires on 4/30/2019