



McPherson Implementing Local Redevelopment Authority

Development Committee Meeting July 6, 2017

A meeting of the Development Committee of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, July 6, 2017 at 1794 Walker Avenue, SW, Atlanta, GA 30310.

Committee Members:

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

Other Board Members

Felker Ward
Fletcher Thornton

Staff, Legal Counsel and Others:

Brian Hooker, Fort Mac LRA
Sandra Tennyson, Fort Mac LRA
Arthur Mallard, Fort Mac LRA
Pete Hayley, Fort Mac LRA
Robert Mosby, Fort Mac LRA
Peter Andrews, Attorney, Greenberg Traurig
Quinton L. Spann, Representative for Commissioner Russell McMurry, DOT
David Crass, DNR
Crawford Schneider, Intern with Denton's Law

Guests:

Michael Reeves, Adams Commercial
Michael Monteleone, OASIS
Walter Huntley, Huntley & Associates

Announcements and Welcome:

The Chairman called the Fort Mac LRA Development Committee meeting to order at approximately 1:11 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 he also stated that we do not have a defibrillator however, Quinton Spann, was one of the designated CPR administrators in case of an emergency.

Approval of Agenda:

The Chairman recommended the approval of the agenda, with one change and that was to move item number 9 to be discussed after public comment. A motion to approve was properly made and seconded. Approval was unanimous.

Approval of the Minutes:

The Chairman recommended the approval of the April 11, 2017 Minutes. A motion to approve was properly made and seconded. Approval was unanimous.

Public Comment:

No one signed in for Public Comment.

Item:9: Master Developer Update:

Mr. Hooker gave an update on the master development agreement stating that on May 18th at the BISNOW event were more than 300 attendees were present and the Macauley team engaged a dozen prospects at the event.

Mr. Hooker stated that Fort Mac staff and the Macauley team engage in weekly meetings discussing the project and have also met with service providers regarding the planning and marketing for the area. Mr. Hooker also informed the committee of some upcoming activities including conducting a detailed property tour of every square foot, developing an action plan for engaging the Community Engagement Subcommittee, and through then the broader community, in design charrettes.

Item:6: Property Update:

Mr. Hooker informed the board that the crematory, trap & skeet and part of the dry cleaner parcels have all been transferred from the Army, and eleven acres remains to be transferred in the future.

Mr. Arthur Mallard, Director of Real Estate and Economic Development, stated that new contracts for security and landscaping and would take effect July 15, 2017. Mr. Mallard informed the committee that staff and the current contractors are working towards a smooth transition.

Item:7: Environmental Update-Remediation and O & M:

Mr. Michael Monteleone, Vice President of Strategic Business Development with Oasis Consulting gave a brief report on the environmental aspects of the property. Mr. Monteleone stated encapsulation has been completed on buildings 136 thru 142 and 162 which allows LRA to rent out these buildings with legal protection and limited presale preparation.

Item:8: Construction Update: VA Road:

Mr. Pete Hayley, Director of Program Management, gave an update on Sayers Street extension budget and cost summary. Mr. Hayley informed the committee that the installation of the guardrails was completed in June and the project is 100% complete.

Mr. Hayley also noted that the project was completed under the projected budget approved by Invest Atlanta and authorized by the Fort Mac LRA Board.

Item:11: Executive Session:

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

“Ladies and Gentlemen:

In accordance with O.C.G.A. SECTION 50-14-4(B), A quorum of the members of the McPherson Implementing LRA Development Committee is present and has agreed to enter into executive session by a majority vote. 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.”

After the Chairman read the statement a motion to approve was properly made and seconded. Approval was unanimous.

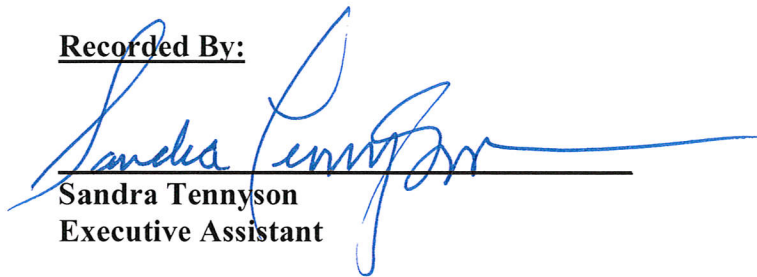
The Committee went into Executive Session for approximately 47 minutes.

Adjournment:

The meeting ended at approximately 2:37pm.

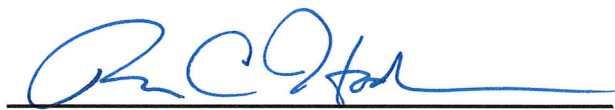
(signatures follow)

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:

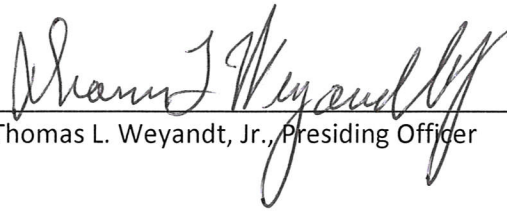
- (1) I was the presiding officer of the **Development Committee** of the McPherson Implementing Local Redevelopment Authority (the "Authority") held on the 6th day of July 2017.
- (2) I have been advised that *O.C.G.A* § 50-14-4(b) requires that when any meeting of the Authority is closed in accordance 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 6th day of July 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)

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.

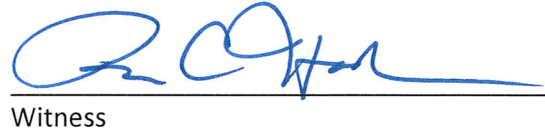
6th day of July 2017.


Thomas L. Weyandt, Jr., Presiding Officer

Sworn and subscribed before me
This 6th day of July 2017

Witnessed:


Notary Public (SEAL)


Witness

*my Commission
expires on 4/20/2019*