



McPherson Implementing Local Redevelopment Authority

Development Committee Meeting June 16, 2016

A meeting of the Development Committee of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, June 16, 2016 at 1794 Walker Avenue, SW, Atlanta, GA 30310.

Committee Members:

Thomas L. Weyandt Jr., Chairman
John Akin
Brian McGowan

Other Board Members:

Richard Holmes
Chandra Houston
Sondra Rhoades-Johnson
Meredith Lilly
Fletcher Thornton
Aaron Watson

Staff, Legal Counsel and Others:

Brian Hooker, Fort Mac LRA
Joyce Allen, 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
Quazilaon Lewis, Fort Mac LRA Fellow
Anindya Kishore Debnath, Fort Mac LRA Fellow
Sayali Wagh, Fort Mac LRA Fellow
Kenneth Neighbors, Attorney, Greenberg Traurig
Jocelyn Bivens, Councilmember Sheperd's Office

Guests:

Bill Compton, HJ Russell & Company
Rod Mullice, Colliers International

The Chairman called the Fort Mac LRA Development Committee meeting to order at approximately 11:05 A.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. A motion to approve was properly made and seconded. Approval was unanimous.

Approval of the Minutes:

The Chairman recommended the approval of the May 19, 2016 Minutes. A motion to approve was properly made and seconded. Approval was unanimous.

Public Comment:

No one signed in for Public Comment.

Item: 5: Marketing Update: FORSCOM HQ:

Mr. Arthur Mallard, Director of Real Estate and Economic Development, introduced Mr. Bill Compton of HJ Russell & Company and Mr. Rod Mullice of Colliers International who gave an update on the preparation and marketing of the Forscom Building. Mr. Compton reported that the Physical Needs Assessment is on schedule for delivery within 45-days, and should be available in draft form in 2 ½ weeks and final form by the end of July, followed by the delivery of a plan to multi-tenant the building. Colliers is engaged in preliminary discussions with Georgia Power concerning the utility infrastructure to facilitate a high performance computing center.

A projected date of September 2016 was announced for officially placing the property on the market. The next step will be to develop a model for investors.

Chairman Ward asked questions concerning projections based on marketing assumptions.

Item: 6: Property Update: Caretaker

Mr. Arthur Mallard reported that the Security teams' collaboration meeting held last week at Fort Mac LRA was well attended by 24 persons representing 12 agencies. In attendance were representatives from Tyler Perry Security, Terra Group, APD, APD-SWAT, MARTA Police, Atlanta Fire & Rescue, Veterans Affairs Police, APD-E-911, Local 429 Medic, TIKIGAQ TPS, and Fort Mac LRA. The objective was to get these agencies on the same page concerning potential health and safety issues on the property. The topics discussed included updating the address for 911 operators, developing a central Emergency Headquarters for the entire base, emphasizing an "All Hands on Deck" approach to emergency situations and going forward, creating Sub-Groups to meet to discuss specific topics. Mr. Mallard reported that the next step will be to coordinate group

meetings/conference calls twice a month for the first few months. The plan is to eventually have meetings only once a month.

Item: 7: Property Update: Sanitary Sewer

Mr. Pete Hayley, Director of Program Management, reported on recent meetings with sewer engineers to determine the need to increase the size of sewer pipes at Fort Mac which can be done in two phases. The first phase of 2,835 linear feet sits beneath an active TPS development and must be addressed immediately. Phase 2 is 6,500 linear feet and runs largely through the former golf course and may be addressed at a later date. Mr. Hayley stated that existing pipes are old and clogged with tree roots and other debris. Future development at Fort Mac will dictate whether an 8" or 10" pipe will be needed on our side.

Mr. Hayley recommended we move forward with phase 1 to increase the size of the piping to 10" while TPS development is going forward. Phase 2 would involve upgrades under the TPS golf course and therefore incur very little intrusion. Chairman Ward asked a question concerning the cost of the sewer pipe upgrade. Mr. Hayley reported that our share of Phase 1 will cost \$640,000. Phase 2 will cost \$1.5 million dollars. However, if we wait, the cost might double if the upgrade is done after the TPS development has been completed which means reopening the trenches and tunneling under buildings.

Mr. Brian Hooker, Executive Director, addressed how our share is calculated in response to a question from Chairman Weyandt. Attorney Ken Neighbors further explained the breakdown on costs, stating that we are responsible for increase in capacity on Phase 1 and in negotiation concerning the use and who may tap into it on Phase 2.

Item: 8: Construction Update: VA Road

Mr. Pete Hayley discussed the demolition process of the VA Road project which began about one month ago. Phase one is the demolition of Building 243. That process is underway. The removal of hazardous material, all utilities and remediation is complete. Building 243 is ready for demolition which should start next week and should be completed in about a two-week period of time. While that is taking place, design of the street is under way and should be ready for permitting by mid-July. The schedule calls for construction to be completed by October 1, 2016. As of today, the project is on schedule and on budget.

Chairman Weyandt asked a question concerning sidewalks. Mr. Hayley responded that there will not be sidewalks as this is a secondary road and the VA felt sidewalks would not be necessary. Per Mr. Hooker, the alignment of the road will run past historic buildings and the width and distance between the VA and the historic buildings would not allow for sidewalks unless the VA agreed to give up property on their side.

Chairman Weyandt suggested that a basic map of the property with building numbers labeled on it be provided to Board Members in the future. Mr. Hooker committed to do so.

Item No. 9: 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), 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. 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.

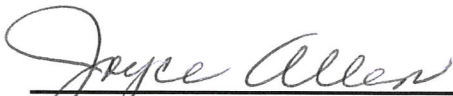
The Committee went into Executive Session for approximately 28 minutes.

After the Executive Session ended the Chairman asked that the meeting be reopened to the public. A motion to approve was properly made and seconded. Approval was unanimous.

Adjournment:

A motion to adjourn was properly made and seconded. Approval was unanimous. The Development Committee meeting ended at approximately 12:40 pm. P.M.

Recorded By:



Joyce Allen

Sr. Administrative 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:

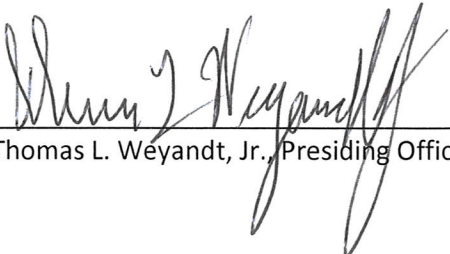
- (1) I was the presiding officer of the **Development Committee** of the McPherson Implementing Local Redevelopment Authority (the "Authority") held on the 16th day of June, 2016.
- (2) I have been advised that *O.C.G.A* § 50-14-4(b) requires that when any meeting of the Authority is closed in accordance 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 16th day of June, 2016 which was closed for the purpose of:

X DELIBERATION REGARDING ACQUISITION/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.

16th day of June, 2016.




Thomas L. Weyandt, Jr., Presiding Officer

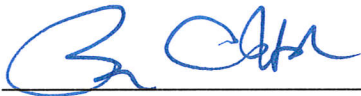
Sworn and subscribed before me
This 16th day of June, 2016



Notary Public



Witnessed:



Witness