



McPherson Implementing Local Redevelopment Authority

Development Committee Meeting
March 15, 2016

A meeting of the Development Committee of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Tuesday, March 15, 2016 at 1794 Walker Avenue SW, Atlanta, GA 30310.

Committee Members:

Thomas L. Weyandt Jr., Chairman
Brian McGowan

Other Board Members:

Richard Holmes
Sondra Rhoades-Johnson
Fletcher Thornton

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
Tamara Felton-Howard, Fort Mac LRA Fellow

Guests:

Michael Monteleone, Oasis
Ross Hegtvedt, Office of Park Cannon
Rod Mullice, Colliers International

The Chairman called the Fort Mac LRA Development Committee meeting to order at approximately 2:23 P.M. It was determined that a quorum was not present and the Chairman stated that he would move on informally without the approval of the agenda.

Announcements and Welcome:

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

Approval of Agenda:

A quorum was not in place to approve the agenda.

Approval of the Minutes:

A quorum was not in place to approve the minutes.

Public Comment:

No one signed up for Public Comment.

Item: 5: LCI Next Steps:

Mr. Brian Hooker, Executive Director of Fort Mac LRA stated that the LCI plan is completed and is currently being reviewed by Atlanta City Staff. Mr. Hooker stated that funding for infrastructure is the next major consideration, and an understanding of total infrastructure costs is needed in order to pursue public - private partnerships. Mr. Hooker also stated that we are currently seeking an engineering consultant team to assist with the cost estimates.

Mr. Hooker stated that the cost for such as consultant this fiscal year could be \$93,000.00 and that OEA is being asked for additional funding associated with this cost. Other sources for grants and loans are also being considered. Atlanta Regional Commission is another possible funding source for the next phase but this funding would not be available until late Summer or early Fall and Mr. Hooker stated that he would not want this long of a lag in the redevelopment process.

The Chairman asked where the City is on this process and it was explained by Mr. Pete Hayley, Program Director that the LCI plan is complete and being reviewed by City Staff for approval to be presented to Atlanta City Council and that this should take place in late May or early June.

Mr. Brian McGowan asked if they were targeting loans as well as grants and Mr. Hayley said yes and that he was looking at a loan titled 108 that looked like a grant but is actually a loan but is one that you can tailor how you chose to repay. Mr. McGowan also suggested that he look at the Economic Development Administration (EDA) office about grants stating that Fort McPherson has been on their radar for some time.

In conclusion the Chairman suggested that no time be wasted getting approval from the City of Atlanta because ARC (Atlanta Regional Commission) will not consider any additional funding until such approval has been received.

Item: No. 6: Introduction of Environmental Consultant:

Mr. Pete Hayley, introduced Mr. Michael Monteleone with Oasis, the company selected as the Environmental Consultant.

Mr. Monteleone stated that his company was honored and privileged to be here. Mr. Monteleone stated that he's now working with the Army on cleaning up the dry cleaners parcel and that the Army has the funding in place to take care of this very large excavation process.

Mr. Hooker asked Mr. Monteleone to share a little bit with the committee as what to expect from the dry cleaners clean up. Mr. Monteleone stated that they will have to dig up to 30 to 35 feet deep and one of the biggest constraints here is the infrastructure because of the utilities, power, water, gas and electricity being there and to make sure they meet the risk reduction standard and the treatment to follow.

Mr. Fletcher Thornton wanted to know who approves and accepts the transfer of the property. Mr. Monteleone stated the property is transferred by the Army to the local redevelopment authority.

The Chairman wanted to know if there were still pieces of properties within the Tyler Perry property that were subject to Brownfield and Mr. Hooker said yes there are three parcels, the Barracks, Trap & Skeet and the Crematory. Noting that May is the timeline for approval by Georgia's EPD (Environmental Protection Division) and once completed the property will be transferred by the Army to Fort Mac LRA and then transferred to Tyler Perry studios.

In conclusion the Chairman asked for a copy of the scope of work be sent to the Development Committee.

Item No.7: Introduction of FORSCOM Brokerage Team:

Mr. Hooker gave a brief introduction about Colliers International the brokerage firm that would be marketing the FORSCOM building and asked Mr. Arthur Mallard, Fort Mac LRA Real Estate Director to introduce Mr. Rod Mullice, Senior VP/Atlanta National Director/Transit Oriented Development with Colliers.

Mr. Mallard stated the Fort Mac LRA team had a kickoff meeting with Colliers International on Friday, March 11, 2016. Mr. Mullice concurred that his team was pleased to be a part of this project and had commenced gathering information to support development of a marketing strategy.

Mr. Brian McGowan stated that he was delighted that Collier's International was selected as the marketing team because of their passion for the project and the Chairman

concurrent stating that Mr. Mullice had been involved early on and listened to their concerns.

A handout was included in the Committee's packet that gave a thorough introduction of Colliers International and the Colliers Team that would be assisting with the marketing of the FORSCOM building.

Item No. 9: Executive Session:

Chairman Weyandt, convened an Executive Session meeting after reading the appropriate language which informed the public that the committee was doing so without a quorum in order to hear discussion about the disposition of real estate and legal matters and read the following statement.

"Ladies and Gentleman:

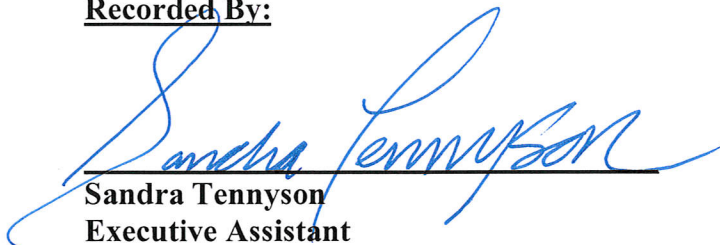
In accordance with O.C.G.A. SECTION 50-14-4(B), notwithstanding the lack of quorum, the members of the McPherson Implementing LRA Development Committee who are present will enter into executive session. The purpose for the closed session is for members to (1) deliberate regarding matters involving real estate. 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 Board went into Executive Session for approximately 1 hour and 10 minutes. After the Executive Session ended the Chairman asked that the meeting be reopened to the public.


Adjournment:

The Chairman adjourned the meeting at approximately 4:26 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 15th day of March, 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 15th day of March, 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)

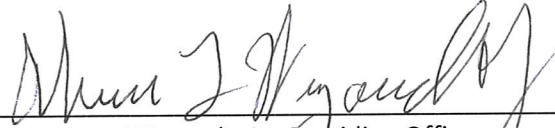
X DELIBERATION REGARDING EXISITING LITIGATION OR OTHER LEGAL MATTERS

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.

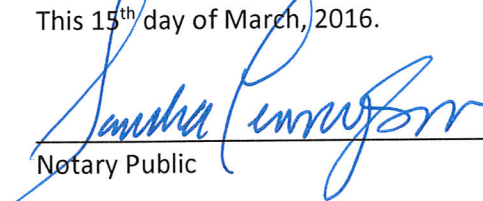
- (4) This affidavit is being executed for the purpose of complying with the mandate of *O.C.G.A.* § 50-14-4(b) that such an affidavit be executed.


15th day of March, 2016.


Thomas L. Weyandt, Jr., Presiding Officer

Sworn and subscribed before me
This 15th day of March, 2016.

Witnessed:


Notary Public (SEAL)


Witness

my commission expires on 4/22/2019