



McPherson Implementing Local Redevelopment Authority

Development Committee Meeting November 17, 2016

A meeting of the Development Committee of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, November 17, 2016 at 1794 Walker Avenue, SW, Atlanta, GA 30310.

Committee Members:

Thomas L. Weyandt Jr., Chairman
Brian McGowan

Other Board Members:

Chandra Houston
Sondra Rhoades-Johnson
Felker Ward

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
Jeffrey Hicks, Fort Mac LRA
Pete Hayley, Fort Mac LRA
Robert Mosby, Fort Mac LRA
Eboni Carter, Fort Mac LRA Fellow
Peter Andrews, Attorney, Greenberg Traurig

Guests:

Michael Monteleone, OASIS
Donald Jumper, Councilmember Joyce Sheperd's Office
David Scott, Integral
Gail V. Jordan, Giwayen Mata, Inc.

The Chairman called the Fort Mac LRA Development Committee meeting to order at approximately 1:13 P.M. It was determined that a quorum was not present and the Chairman stated that he would move on informal without the approval of the agenda.

Announcements and Welcome:

The Chairman welcomed everyone to the meeting.

Ms. Denise Perkins-Griffith 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:

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 in for Public Comment.

Item 6: Planning Update: LCI Funding:

Mr. Pete Hayley, Director of Program Management, informed the committee about the award presented to Fort Mac LRA by the Georgia Planning Association for Honorable Mention for Outstanding Planning Document. He further reported that we have started the LCI implementation process by convening our core Implementation Committee. Mr. Hayley also mentioned that staff has begun implementation of the LCI study that includes negotiations with the Charter School Funding Group and the Workforce Development Center, two of the needs and desires that the community identified as priority projects. Mr. Hayley also mentioned that an LCI grant proposal is being prepared for the design and development planning for the Fort Mac mile project. There was a map showing the Fort Mac Mile included in the committee's package.

Item 7: Construction Update: VA Road Extension:

Mr. Hayley stated the VA Road is proceeding smoothly in lieu of the unexpected changes that were required by the City of Atlanta. He reported that the project is 87 percent completed and that the contractor is working diligently to deliver the road ahead of its projected schedule with an anticipated completion by the end of November.

Mr. Hayley also introduced Mr. David Scott, Fort Mac LRA's Owner's representative, to answer any concerns that the committee may have had about the construction of the VA Road.

Item 8: Property Update.:

Mr. Arthur Mallard, Director of Real Estate and Economic Development, gave an update on landscaping and maintenance of the property which detailed the current landscaping plan and the revised plan that is slated to begin in January 2017 which is expected to reduce the current cost of maintaining the property by approximately 30 percent.

Item 9: Environmental Update: Parcel Transfer:

Mr. Michael Monteleone with OASIS, gave an environmental update. Mr. Monteleone stated that an Operation and Maintenance (O&M) plan will be developed for each building Fort Mac LRA seeks to lease and will address lead base paint and asbestos issues. The O&M plans will be developed by collecting samples, determining where abatement is needed, and describing procedures for tenants to not disturb encapsulated contaminants. Mr. Monteleone reported that OASIS will train staff on the O&M plan and that OASIS has been in communication with Fort Mac LRA's legal team. In addition to having on hand a full report for each tenant leasing a building with a point of contact for MILRA and the lessee.

Mr. Monteleone stated that the Trap and Skeet and Crematory FOSTs are with Army BRAC's legal office and transfer is anticipated March 2017. Mr. Monteleone stated that the property where the dry cleaners was located will take several years before cleanup will be concluded and it can be transferred. A PowerPoint Presentation was also shown during the committee meeting summarizing environmental issues that are currently being addressed on the Fort Mac LRA property.

Mr. Brian Hooker, Executive Director, informed the committee that Mr. Monteleone has been invited to have a seat at the table with the kick off meeting with the ARMY in regards to the cleaning up process of the property and Mr. Hooker stated that this is advantageous for Fort Mac LRA because we will be in receipt of information in real time and can influence the outcome.

Item 11: 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 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.”

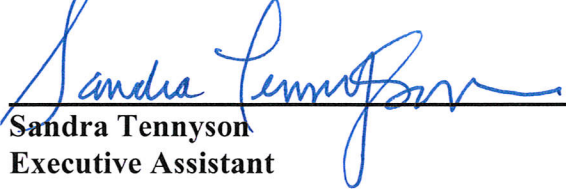
The Committee went into Executive Session for approximately 1 hour and 30 minutes.

Adjournment:


The meeting ended at approximately 3:29pm

(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 17th day of November, 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 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 17th day of November, 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)

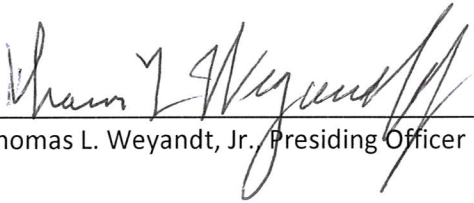
X DELIBERATION REGARDING EXISTING LITIGATION OR OTHER LEGAL MATTERS

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.

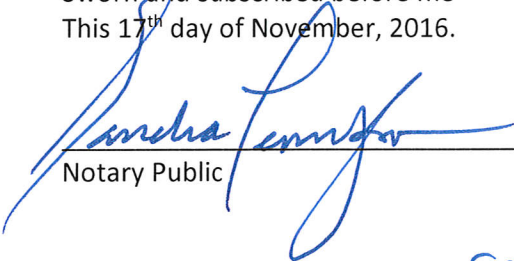
- (4) This affidavit is being executed for the purpose of complying with the mandate of *O.C.G.A.* § 50-14-4(b) that such an affidavit be executed.


17th day of November, 2016.


Thomas L. Weyandt, Jr., Presiding Officer

Sworn and subscribed before me
This 17th day of November, 2016.

Witnessed:


Notary Public (SEAL)


Witness

*my Commission
expires on 4/20/2019*