



McPherson Implementing Local Redevelopment Authority

Development Committee Meeting October 13, 2016

A meeting of the Development Committee of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, October 13, 2016 at 1794 Walker Avenue, SW, Atlanta, GA 30310.

Committee Members:

Thomas L. Weyandt Jr., Chairman

Other Board Members:

Sondra Rhoades-Johnson

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

Glenn Pierce, Turner-Agassi

Alex Shaw, Turner-Agassi

Kendall Putman, ARTlanta

Nikia Knight, ARTlanta

Tyree Smith, ARTlanta

Michael D. Reeves, Adams Commercial RE

Elijah Inickpo, ARTlanta

Shartif Colon, ARTlanta

Roderick Thomas, ARTlanta Wolf Idea Group

The Chairman called the Fort Mac LRA Development Committee meeting to order at approximately 1:08 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.

Mr. Michael Monteleone with OASIS gave an Environmental update. Mr. Monteleone stated that the Army has issued the proposed plan for to transfer Crematory and Trap and Skeet as one FOST, targeting February 2017. Public comment for this proposed transfer ended August 30th. Mr. Monteleone also stated that the deed for the Barracks parcel is in the mail to the Authority. Mr. Monteleone also reminded staff that the license agreement allowing improvement of existing road infrastructure still owned by the Army is still in effect and can be used at their discretion.

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:5: Planning Update LCI Funding:

Mr. Pete Hayley, Director of Program Management, stated that he attended a conference for the Georgia Planning Association in Augusta, GA on September 22, 2016. An award for Outstanding Planning Document was presented to McPherson Implementing Local Redevelopment Authority for the LCI Plan. Mr. Hayley also mentioned to the Development Committee that staff is applying for grant funding from our partner ARC for funds to design the first extension of Hardee Street from the Lakewood/Fort McPherson Marta station to the Oakland Marta station that would include green space, and a new entrance traffic light. This grant application must be submitted by mid-November.

Item:6: Construction Update VA Road:

Mr. Hayley informed the committee that the VA Road is currently underway and that there are some change orders due to by the City of Atlanta permitting department requiring a sediment pond and fencing.

Item:7: Resolution-VA Road Extension Contract Amendment:

Mr. Hayley stated that staff has prepared a resolution for a 10% increase in the total budgeted amount for the agreement between Fort Mac LRA and Pentagon 540, LLC for design build services for the construction of the extension of Sayers Street. The increase is required due to unforeseen improvements required by the City of Atlanta and safety enhancements requested by VA.

Mr. Hayley also stated that the MOU for the homeless has been signed and that the providers have asked staff to provide a sewer availability capacity letter. Staff has met with the City of Atlanta to discuss the letter.

Item: 8: Marketing Update: FORSCOM HQ:

Mr. Arthur Mallard, Director of Real Estate and Economic Development, stated that an official notice of termination of the Exclusive Listing Agreement between McPherson Implementing Local Redevelopment Authority and Colliers International-Atlanta, LLC has been executed and was mailed on September 22, 2016. Mr. Mallard also stated that the termination would be effective thirty days from date of the notice and that staff has requested a list of prospective tenants from Colliers so that they could be compensated for their services should any prospects from their showing come to fruition. Mr. Mallard informed the committee that staff continues to seek a development partner/investor, to explore leasing options for the property and stated that to lease the FORSCOM building, a development partner needs to have substantial financial strength.

Item: 9: Update - Duplexes Procurement:

Mr. Mallard informed the committee that 5 bids were received from the advertised RFP for the Duplexes Development/Capital Partner and Property Management Services and that on Friday, October 14, 2016, all solicitors would be interviewed at the Fort Mac LRA office. Mr. Mallard stated that the purpose of the project is to activate and repurpose 16 duplex units located on the Campbellton Road side of the property.

Item: 10: Property Update: Caretaker Services Summary:

Mr. Mallard stated that WCC Landscaping is doing a very good job in maintaining the grounds incumbent of the Fort Mac side of the property and are following the established process to execute a defined landscaping plan on a weekly basis. Mr. Mallard also mentioned that some areas may be overgrown due to request made by TV series.

Item:11: Resolution- Pre-Authorization of Security Procurement:

Chairman Weyandt, stated that without a quorum no action could be taken at this time.

Item:12: Resolution-Pre-Authorization of Landscaping Procurement:

Chairman Weyandt, stated that without a quorum no action could be taken at this time.

Item:14: 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 2 hours and 46 minutes.

Item:15: Resolution-TACSFF MOU:

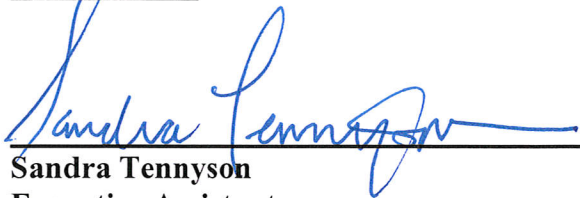
Chairman Weyandt stated that without a quorum no action could be taken at this time.

Adjournment:

The meeting ended at approximately 3:54 PM.

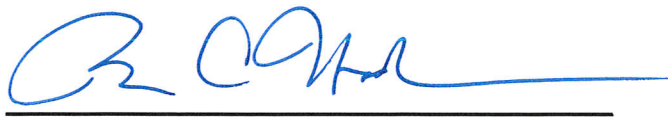
(signatures follow)

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 13th day of October, 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 13th day of October, 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)

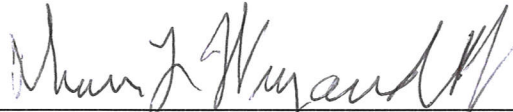
X DELIBERATION REGARDING EXISTING LITIGATION OR OTHER LEGAL MATTERS

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.

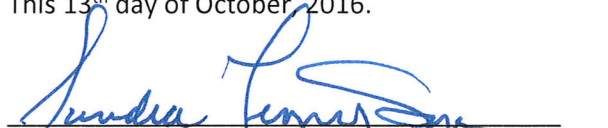
13th day of October, 2016.




Thomas L. Weyandt, Jr., Presiding Officer

Sworn and subscribed before me
This 13th day of October, 2016.

Witnessed:



Notary Public (SEAL)



Witness

*my commission
expires on 4/22/2019*