



McPherson Implementing Local Redevelopment Authority

Development Committee Meeting September 15, 2016

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

Committee Members:

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

Other Board Members:

Felker Ward
Richard Holmes
Chandra Houston
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
Peter Andrews, Attorney, Greenberg Traurig

Guests:

No one signed in.

The Chairman called the Fort Mac LRA Development Committee meeting to order at approximately 1:57 P.M.

Announcements and Welcome:

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

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:

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 August 11, 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: Construction Update: VA Road:

Mr. Pete Hayley, Director of Program Management, gave a brief update on the VA Road stating that at last month's meeting he had anticipated a construction permit within a few days of that meeting; however, the City of Atlanta's site development department required additional information which led to a setback to the original start date for construction. Mr. Hayley stated that he expects the permit to be picked up on Friday, 9/16 and construction on the VA road to begin on Monday, 9/19.

Mr. Hayley also stated that the changes required by the City and a request made by VA resulted in project change orders which will increase the project cost. Furthermore, with the delay in receiving the permit and weather conditions the project schedule could extend an additional week or so.

Item:6: Property Update:

Mr. Arthur Mallard, Director of Real Estate and Economic Development, gave a brief update stating that the security firm International Security Agency (ISA) is doing a superb job. Mr. Mallard noted that ISA has been proactive in modifying processes and procedures as circumstances dictate. In addition, monthly meetings are held between local public safety agencies and the various security providers here on base so that all entities are well informed on possible problems. Some of the topics discussed at the September 8th meeting was the need to test what shows up in the 911 system when someone calls from a cell phone on the base and that Fort Mac needs to ensure that a map and table with street addresses, building names and building number is located at the Lee Street security gate.

Mr. Mallard informed the committee that ISA stresses the importance of Fort Mac notifying the agency of upcoming events and that they keep a daily log of all activities on

base, that there are 26 checkpoints and that the grounds are patrolled by a roving officer in an APD patrol car including the weekends.

Item:7: Environmental Update:

Mr. Mallard explained to the committee that the consultant, Oasis, will perform a limited asbestos-containing materials and lead based paint sampling and testing in all the buildings to determine whether or not these potential hazards are present within the buildings, expounding on the importance of these test to determine whether or not future tenants might be at risk. Mr. Mallard stated that he was most excited because of the cost savings that this would have on Fort Mac.

In addition, Oasis will conduct an asbestos survey within the interior portions of the proposed buildings as part of the O&M Plan (Operation and Maintenance) and upon completion of the field work and laboratory analysis, OASIS will prepare a written ACM-LBP O&M Plan that summarizes all of the findings, along with the cost for each building.

Item: 8: Partnership Update: Georgia Power:

Mr. Brian Hooker, Executive Director, stated that Fort Mac is attempting to market the FORSCOM HQ building as a data center and that a physical needs assessment has been conducted by HJ Russell. Mr. Hooker stated that staff has been in communications with Georgia Power in reference to the vision for Fort Mac LRA property and that the Economic Development Engineering Service group at Georgia Power Resource Center made an on-site presentation of possible use of buildings and the demographics for the area to help with market presentations. Georgia Power shared that once a customer has been identified, it could take about a year to provide primary service and approximately 18 months to have the backup feed in place.

Mr. Hooker also informed the committee that several state partners were brought in by Georgia Power in order to provide information on resources and incentives that could be provided by the state. It was also discussed with Georgia Power the possibility of the FORSCOM HQ building being market as a data center as suggested by Colliers International the marketing firm hired to market the FORSCOM HQ building and if so it would take 10 MW and that would be redundant and Georgia Power has been asked to investigate the feasibility of this and asked to come back in September with a response. Mr. Hooker stated that Georgia Power has worked with staff on operational items that would help reduce energy and in getting the best rates possible, also discussed was having Georgia Power to provide service to individual buildings which would allow Fort Mac LRA to transition away with customer owned and maintained system.

Item:10: 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 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.”

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

Adjournment:

The Chairman adjourned the meeting at approximately 3:35 P.M.

(signatures follow)

Recorded By:

A handwritten signature in blue ink, appearing to read "Sandra Tennyson", written over a horizontal line.

Sandra Tennyson
Executive Assistant

Approved By:

A handwritten signature in blue ink, appearing to read "Brian C. Hooker", written over a horizontal line.

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 September, 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 15th day of September, 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)

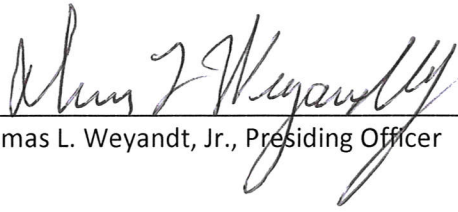
X DELIBERATION REGARDING EXISTING LITIGATION OR OTHER LEGAL MATTERS

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.

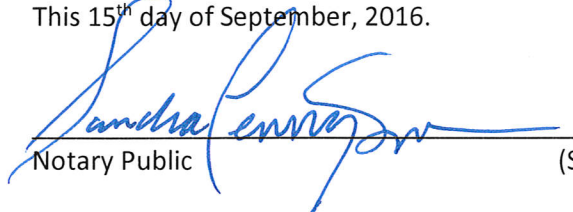
- (4) This affidavit is being executed for the purpose of complying with the mandate of *O.C.G.A.* § 50-14-4(b) that such an affidavit be executed.


15th day of September, 2016.


Thomas L. Weyandt, Jr., Presiding Officer

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

Witnessed:


Notary Public (SEAL)


Witness

*my Commission
expires on 4/20/2019*