



McPherson Implementing Local Redevelopment Authority

**Development Committee Meeting
March 9, 2017**

A meeting of the Development Committee of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, March 9, 2017 at 1794 Walker Avenue, SW, Atlanta, GA 30310.

Committee Members:

Thomas L. Weyandt Jr., Chairman
Brian McGowan

Other Board Members:

Sondra Rhoades-Johnson
Richard Holmes

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
Brian Andre Dorelus, Fort Mac LRA Fellow
Mahalia Paul, Fort Mac LRA Fellow
Peter Andrews, Attorney, Greenberg Traurig
Kipling Dunlap, Office of State Representative Park Cannon-District 58
Quinton L. Spann, Representative for Commissioner Russell McMurry, DOT
John Van Brunt, Representative for Commissioner Camila Knowles, Office of Community Affairs

Guests:

Michael Monteleone, OASIS
Michael Reeves, Adams Commercial
Sylvester Landrum, Genesis Group Global
John Van Brunt, Department of Community Affairs
Morris Johnson, G3

Alrich Lynch, LDG Consulting
Gail V. Jordan, Giwayen Mata, Inc.

Announcements and Welcome:

The Chairman called the Fort Mac LRA Development Committee meeting to order at approximately 1:20 P.M., and welcomed everyone to the meeting.

Mr. Brian Hooker, Executive Director, 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 January 12, 2017 Minutes.

Public Comment:

No one signed in for Public Comment.

Item:6: Development Overview:

Mr. Hooker gave a brief history of Fort Mac prior to conveyance by the U.S. Army. Mr. Hooker also discussed expenses inherited from the Army following the conveyance of the property. Mr. Hooker stated that an environmental team was engaged to deliver an O & M Plan, so that the LRA could begin earning leasing revenues, but that leasing had been otherwise delayed due to substantial costs, \$30 - \$60 per square foot, to bring existing buildings to leasable condition. With respect to the Forces Command building, Mr. Hooker noted that the physical needs assessment conducted in 2016 determined that building requires \$22 Million in upgrades to be marketed successfully. Mr. Hooker informed the committee that the LRA is getting revenues and attracting capital with licensing agreements from the film industry.

Item:7: Construction Update: VA Road Extension:

Mr. Pete Hayley, Director of Program Management, reported on the status of the extension of Sayers Street, also known as the VA Road. He reminded all that following the conveyance of the Fort Mac property and the subsequent conveyance to TPS, both entities agreed to construct the VA Road to provide alternate access to parking for VA employees and clients. He stated that the hard construction is complete and the construction contractor is finishing close-out documents pending final inspection and sign off by the City of Atlanta. Mr. Hayley stated that safety guardrails will be installed by a separate contractor by mid-June. Mr. John Aiken, LRA Board Member, was publicly thanked for his assistance in containing the cost for guardrails.

Item: 8: Property Update: Caretaker Services & Transition:

Mr. Arthur Mallard, Director of Real Estate and Economic Development, reported that the International Security Agency (ISA) continues to provide superior security services for Fort Mac LRA with zero security incidents reported this year. He also noted that the presence of filming production companies on site has increased overall security by providing more eyes on the property. Mr. Mallard stated that the LRA has reduced the cost of security by 58%. One of the examples cited was a decrease in security at the front gate to one 24-hour security officer.

Item: 9: Environmental Update: Transfers and O&M:

Mr. Michael Monteleone, Consultant with OASIS gave an update to the committee reporting that Operations and Maintenance plans for priority buildings on base were completed at the end of December 2016. Mr. Monteleone stated this allows staff to lease these buildings with limited presale prep. He thanked the LRA staff for participating in the O&M document training which was completed on January 18, 2017. Mr. Monteleone addressed the encapsulation of peeling paint, the Army's Proposed Plan for the Trap and Skeet and the Army's plan to transfer FTMP 1/11 (2-acre parcel). He also addressed questions from the committee concerning Army protocol and reasons for delays in transferring these properties as well as the parcel housing the dry cleaners.

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 other 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 55 minutes.

Adjournment:

The meeting ended at approximately 3:03 P.M.

(signatures follow)

Recorded By:



Joyce Allen
Senior 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 9th day of March, 2017.
- (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 9th day of March, 2017 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)

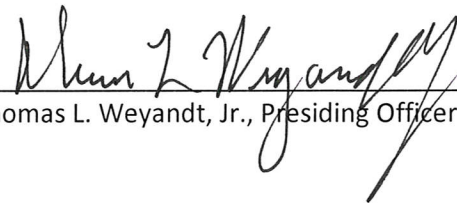
X DELIBERATION REGARDING EXISTING LITIGATION OR OTHER LEGAL MATTERS

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.

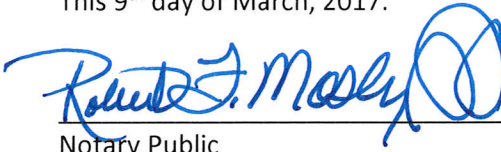
- (4) This affidavit is being executed for the purpose of complying with the mandate of *O.C.G.A.* § 50-14-4(b) that such an affidavit be executed.


9th day of March, 2017.


Thomas L. Weyandt, Jr., Presiding Officer

Sworn and subscribed before me
This 9th day of March, 2017.

Witnessed:


Notary Public (SEAL)


Witness

