



## **McPherson Implementing Local Redevelopment Authority**

Executive Committee Meeting

January 21, 2016

A meeting of the Fort Mac LRA's Executive Committee was held on Thursday, January 21, 2016 at 1794 Walker Ave. Atlanta, GA 30310.

### **Board Members:**

Felker Ward, Jr., Chairman  
Richard Holmes, Vice Chair  
Chandra Houston, Secretary

### **Staff, Legal Counsel and Others:**

Brian Hooker, Fort Mac LRA  
Sandra Tennyson, Fort Mac LRA  
Denise Perkins-Griffith, Fort Mac LRA  
Robert Mosby, Fort Mac LRA  
Arthur Mallard, Fort Mac LRA  
Jeffrey Hicks, Fort Mac LRA  
Pete Hayley, Fort Mac LRA  
Tamara Felton-Howard, Fort Mac LRA Fellow  
Peter Andrews, Attorney, Greenberg Traurig

### **Guests:**

Jeremy Collins, Holland & Knight  
Joe Young, JDYPC  
Kyeron Simmons

Chairman Ward called the meeting to order at approximately 9:17A.M.

### **Announcements and Welcome:**

Chairman Ward thanked the audience for their continued support and welcomed them to the meeting.

### **Approval of Agenda:**

Chairman Ward recommended the approval of the agenda. Richard Holmes made a motion to approve and it was seconded by Chandra Houston. Approval was unanimous.

### **Public Comment:**

The Chairman invited public comment and no one spoke.

### **Item No. 4: Caretaker Transition Update:**

Mr. Brian C. Hooker, introduced Arthur Mallard the new Director of Real Estate and Financial Strategy, Jeffrey Hicks, the new Asset Property Manager and Tamara Felton-Howard, Real Estate Graduate Fellow to the Executive Committee. After the introduction Mr. Hooker asked Mr. Mallard to give the committee an update on the new caretaker transition.

Mr. Arthur Mallard stated that even though he wasn't in place during the initial hiring process, he was very pleased with the selection of firms that were put in place. Mr. Mallard also said that the new security contractor, **International Security Agency**, is putting in place decals for staff and board members for those members who elect to fill out the paperwork in order to not show their ID when they come onto the property and they are also working the VA (Veterans Affairs) and their staff.

Mr. Mallard, also gave an update on the new building and facility maintenance company **Pittman Consulting** and **WCC** the new landscaping company. Mr. Mallard stated that Pittman Consulting's primary responsibility is to make sure that the buildings are properly maintained and kept up to standard and that they are on the premises daily. Mr. Mallard also stated that WCC and its owner Mr. Wayne Clark are on the property daily and that their goal is to make the property visually attractive.

### **Item No. 5: 501c3 Status Update:**

Mr. Hooker stated that creating a partner organization as a nonprofit corporation for charitable purposes, also known as a 501c3, would enable small grants and major philanthropic support for the redevelopment project. The committee discussed what the Authority's role should be in the creation of a 501c3.

Mr. Hooker ask Attorney Peter Andrews to elaborate on the 501c3 structure for further clarification. Attorney Andrews stated that he had discussed with staff the bones of the structure and was looking for guidance as to how they wanted to proceed or take into account from Fort Mac LRA their input for the structure of the 501c3.

### **Item No. 6: (Executive Session) (1.) Acquisition and Disposition of Real Estate and (2.) Personnel Matters:**

The Chairman made an announcement to move into Executive Session and read the following statement.

“Ladies and Gentleman:

In accordance with O.C.G.A. SECTION 50-14-4(B), a quorum of the Executive Committee is present and will enter into executive session by a majority vote. The purpose for the closed session is for members to (1) deliberate regarding the acquisition of interest in real estate, (2) receive Attorney-Client Communication concerning active litigation, and (3) discuss personnel matters. 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 Chandra Houston made a motion to approve and it was seconded by Richard Holmes. Approval was unanimous.

The Board went into Executive Session for approximately 2 hours and 26 minutes. Chandra Houston made a motion to end the Executive Session and it was seconded by Richard Holmes. Approval was unanimous.

After the Executive Session ended Vice-Chairman Holmes asked that the meeting be reopened to the public. Chandra Houston made a motion to approve and it was seconded by Richard Holmes. Approval was unanimous.

Vice-Chairman Richard Holmes stated the purpose of the Executive Session was to discuss legal matters and personnel matters.

**Adjournment:**

Vice-Chairman Richard Holmes made a motion to adjourn and it was seconded by Chandra Houston. Approval was unanimous. The Executive Committee meeting ended at approximately 12:27 pm.

**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, Felker Ward, Jr., who, after being duly sworn in, deposes and on oath states the following:

- (1) I was the presiding officer of Executive Committee of the McPherson Implementing Local Redevelopment Authority (the "Authority") held on the 21st day of January 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 21st day of January 2016 which was closed for the purpose of:

**X DELIBERATION REGARDING PERSONNEL MATTER**

**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.



This 21st day of January 2016.

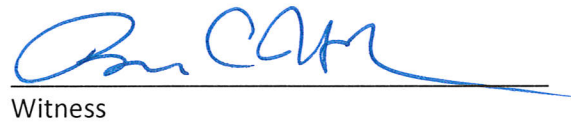


Felker Ward, Jr., Presiding Officer

Sworn and subscribed before me  
This 21st day of January 2016.

Witnessed:

  
Notary Public (SEAL)

  
Witness

*my Commission  
Expires on 4/20/2019*