



McPherson Implementing Local Redevelopment Authority

**Fort Mac LRA Board Meeting
January 24, 2019**

A Work Session of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, January 24, 2019 at 1794 Walker Avenue, SW, Atlanta, GA 30310.

Board Members:

Cassius F. Butts, Chairman
Ernestine Garey
Marva Lewis
Lisa Smith (Via Phone)

Ex-Officio Members:

Atlanta Councilmember Joyce Sheperd, District 11
Georgia State House Representative, Park Cannon, District 58
Senator Nan Orrock, District 36

Staff, Legal Counsel and Others:

Brian Hooker, Fort Mac LRA
Sandra Tennyson, Fort Mac LRA
Pete Hayley, Fort Mac LRA
Robert Mosby, Fort Mac LRA
David Burt, Fort Mac LRA
CeCe Ross, Fort Mac LRA
Tracey Upshaw, Fort Mac LRA
Mahalia Paul, Fort Mac
Kenneth Neighbors, Attorney, Greenberg Traurig
Peter Andrews, Attorney, Greenberg Traurig
John Van Brunt, Office of Commissioner Christopher Nunn, Community Affairs

Guests:

Dr. Eloisa Klementich, Invest Atlanta
Michael Reeves, Adams Commercial Real Estate
Jennifer Fine, Invest Atlanta
Erika Smith, Invest Atlanta

Alan Ferguson, Invest Atlanta
Ashley Jones, Invest Atlanta
Ashish Bagle, Macauley Investments
Jeff Roberson, Atlanta

Announcements and Welcome:

Chairman Butts, called the work session to order at approximately 9:00 A.M. and thanked everyone for their presence.

Mr. Brian Hooker, Executive Director, introduced Ms. CeCe Ross, Asset & Property Manager as the safety coordinator to provide the safety briefing detailing the locations of exits, fire extinguishers and restrooms in the building. Ms. Ross informed the audience that Fort Mac is now equipped with a 1st aid kit and an Automated External Defibrillator.

Agenda:

The Chairman announced that there was an agenda in the handout and gave the board members a few minutes to review it.

Introduction of Board Members and Others:

Chairman Butts asked that each board member, staff and guest introduce themselves stating that he wanted to acknowledge everyone's presence.

Community Engagement Subcommittee Update:

Councilmember Joyce Sheperd gave an update on the CES meeting that was held on Wednesday, January 23rd and informed the board that this committee consisted of the 17-20 entities within a one-mile radius of Fort Mac. Councilmember also informed the board that a representative from A2D a FiberNet company that is bringing FiberNet onto the Fort Mac property, which will eventually reach out to the community. Councilmember Sheperd stated that the Oakland City area will be the first to benefit from the Fibernet installation. In her update she also mentioned that A2D acknowledged Invest Atlanta for assisting them with funding on their project. Jessica Hardaway, Director of Communications and Engagement with Tyler Perry Studios, gave an update on the jobs that had been filled through the Urban League and reiterated that TBS continues to work with the community partners. Councilmember noted that Chairman Butts attended the meeting and expressed her gratitude and hope that more board members would find time to attend a CES meeting schedule permitting.

LRA Finances:

Mr. Hooker, gave an update, expounding on the fact that MILRA was primarily supported by OEA (Office of Economic Adjustment) before conveyance took place. Mr. Hooker also mentioned that in 2016 the LCI plan was completed. In addition, MILRA became owner of the property after the sale to Tyler Perry Studios (TPS) and with this additional expense were incurred such as security and grounds keeping. However, operational and planning was still supported by OEA. Mr. Hooker stated that several things need to come into play for example:

- Securing Infrastructure
- Activating the property through leasing or selling
- Partnership

The Opportunity Zone was also touched upon and Dr. Eloisa Klementich, President & CEO of Invest Atlanta gave a brief update.

Funding Resources:

Dr. Klementich mentioned that Invest Atlanta had reached out and had received positive feedback from several businesses that shows an interest in the social, economical and environmental aspects in reference to the Opportunity Zone.

It was mentioned that on December 12, 2018 Fort Mac staff had a very positive meeting and outcome with the City of Atlanta in reference to the Atlanta Public Schools (APS) Campbellton Road TAD (Tax Allocation District).

The homeless piece was briefly discussed, and Permanent Supportive Housing headed by Mr. Bruce Gunter where they are asking for another 18 months in order to get their funding in place for 72 units. Housing Tonight is in their final stage of transitional housing and theirs's is a 49-ground lease consisting of 35 units.

Chairman's Announcements:


Chairman Butts, stated that he would like for the board to begin thinking about the structure for and who would be interested in serving on the following committees:

- Development Committee
- Executive Committee
- Finance Committee

In hopes that this could be addressed and resolved at the next board meeting that is scheduled to take place on Thursday, February 21, 2019 at 9am.

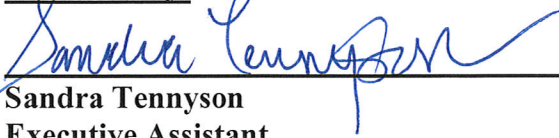
Adjournment:

Chairman Butts, adjourned the meeting at approximately 11:11 A.M.

 2/21/19

(Signatures follow)

Recorded By:



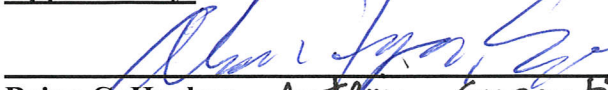
Sandra Tennyson
Executive Assistant

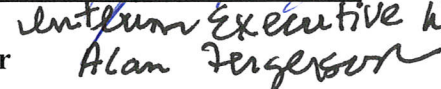
&

Tracey Upshaw
Project Coordinator



Approved By:



~~Brian C. Hooker~~  Executive Director
Alan Ferguson
(Interim Executive Director)