



McPherson Implementing Local Redevelopment Authority

Board of Directors Meeting
April 21, 2016

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, April 21, 2016 at 1794 Walker Avenue, SW, Atlanta, GA 30310.

Board Members:

Felker Ward, Jr., Chair
Aaron Watson, Treasurer
Marvin Arrington
Sharonda Hubbard
Meredith Lilly
Sondra Rhoades-Johnson
Thomas Weyandt

Ex-Officio Members:

Joyce Sheperd, City of Atlanta Councilmember
Park Cannon, State Representative, District 56
Nan Orrock, State Senator, District 36

Staff, Legal Counsel and Others:

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

Guests:

N/A

The Chairman called the meeting to order at approximately 2:34 P.M.

Announcements and Welcome:

The Chairman thanked the audience for their continued support and welcomed them to the meeting. The Chairman gave special recognition to our newest board member Park Cannon, State Representative for District 56 and asked her to give a brief introduction. The Chairman also reminded the audience about the sign-in-sheet for public comment and stating that only those who have signed in on the Public Comment Sheet will be called on to address the Board.

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 February 25, 2016 Minutes.

Public Comment:

No one signed in.

Item: 5: Executive Committee Update:

The Chairman of the Executive Committee recapped the main points that were discussed during their last meeting held on March 15, 2016. He noted that Colliers International was the firm selected to market the FORSCOM location and JLM Risk Management was the selected insurance brokerage firm. The Chairman asked that Mr. Brian Hooker, Executive Director, give a brief update on both contractors. Mr. Hooker stated that after reviewing the firms that submitted proposals, Colliers International was the best qualified to market the FORSCOM property. Mr. Hooker informed the board that at the last meeting Mr. Rod Mullice with Colliers was present and he gave a brief update to board on his company and that they were very excited to have been selected. Mr. Hooker also mentioned to the board that they were in the process of gathering requested information for Colliers and noted that a physical needs assessment must be funded and completed. Mr. Hooker did say that no upfront compensation to Colliers is required.

Mr. Hooker also stated that JLM Risk Management is will secure insurance bids for the next fiscal year over the next three to four weeks once the Board has approved the selected firm.

Item No. 6: Community Engagement Subcommittee Committee Update:

Councilmember Joyce Sheperd gave a brief update on the last Community Engagement Subcommittee meeting. Councilmember Sheperd stated Mr. Hooker gave an update to the CES board on the Oakland City/McPherson LCI plan, a review of the Finance Committee FY 2016 and the Development Committee meeting discussed their

engagement with the firm Colliers International that will be marketing the FORSCOM building.

Councilmember Sheperd also stated that at their last meeting Mr. Dale Royal with Invest Atlanta spoke about the New Market Tax Credits and the opportunity for employment. Councilmember Sheperd stated that they are working with their partners (Georgia Film Academy, Atlanta Workforce Development Agency and Urban League of Greater Atlanta) to ensure that the community is aware of what jobs are available, the requirements and regular reports on who was hired and from what area. Councilmember Sheperd said that TPS has appointed Ms. Khalilah Birdsong to attend CES meetings, and she attended the March 23, 2016 CES meeting.

Councilmember Sheperd ended her report by noting that CES created a bylaws committee and its members are Ms. Robbie Hunter, Mr. Ricardo Jacobs, Commissioner Marvin Arrington, Ms. Lydia O'Neal and Dr. Glenda Knight.

Item No.7: Development Committee Update:

Mr. Thomas Weyandt, Chairman of the Development Committee stated at their last meeting no actions were taken. However, they discussed the caretakers stating that security and landscaping was satisfactory, their only concern centered on the building maintenance consultant but that is now moving in the right direction. Mr. Weyandt also stated that a gravel road has been completed to help ease the navigation from the Historic District to the Campbellton Road property.

Mr. Weyandt stated that he would expound on the Homeless initiative later on during the meeting.

Item No. 8: Finance Committee:

Mr. Aaron Watson, Chairman of the Finance Committee, stated that finances had improved since their last meeting and that the response to the 2012 and 2013 audit grants issues were discussed. Mr. Watson also noted the Finance Committee had recommended the road contractor to the full board for their approval. Also Mr. Watson gave the staff the okay to proceed to submit the response letter to OEA to address the Local Match issue reported in the external audits.

Item No. 9: Resolution-Authorizing Notice to Proceed for VA Road:

Mr. Hooker stated in February four responses were received and that the selection committee which included two City of Atlanta Public Works experts chose Pentagon 540 as the contractor for the VA Road. Mr. Hooker stated the company representatives were present and asked for them to give a brief introduction. Ms. Sandra Jennings, who is the Project Manager said that she was excited about the project and gave a brief recap of some of their projects. Ms. Jennings introduced Mr. Ulysses Grady, Jr, the VP at Pentagon 540 and he concurred with Ms. Jennings about how excited they were to have been chosen for this project.

In the board's packet was a detailed description with some of their projects as well as an outline of their design scope and method that would be implemented with the construction of the Sayers Street project.

Since the Board did not have a quorum, the decision to proceed was tabled. The contractor was informed of the protocol necessary to proceed and will be contacted when this process has been completed.

Item No. 10: Homeless Update:

Mr. Hooker stated Fort Mac LRA remains committed to meeting the requirements of the homeless plan submitted to the Department of Defense as required by HUD.

Mr. Pete Hayley, Director of Program Management stated he recently met with the homeless providers to reengage with them and stated they remained focused buildings that were allocated to them under the old plan that are still part of the Fort Mac LRA property, noting that the buildings included in the TPS purchase are no longer available. Development of mixed income properties is being considered as well.

Mr. Weyandt suggested the need to establish a timeframe so that everyone can be held accountable to a schedule as a way to push forward with the project.

Mr. Watson asked of the 325 units that were originally committed how many of those buildings are no longer in our possession. Mr. Hooker gave a thorough explanation of the table detailing the units that remained and the possibility of off-site locations in order to meet the commitment.

Item No. 12: Executive Session: (a) Real Estate Matters (b) Legal Matters:

Chairman convened an Executive Session meeting after reading the appropriate language which informed the public that the board was doing so without a quorum in order to hear discussion about real estate and legal matters and read the following statement.

“Ladies and Gentleman:

In accordance with O.C.G.A. SECTION 50-14-4(B), notwithstanding the lack of a quorum of the McPherson Implementing LRA who are present and will enter into executive session. The purpose for the closed section is for members to (1) deliberate regarding the acquisition of interest in real estate, (2) receive Attorney-Client Communication concerning active litigation. 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.”

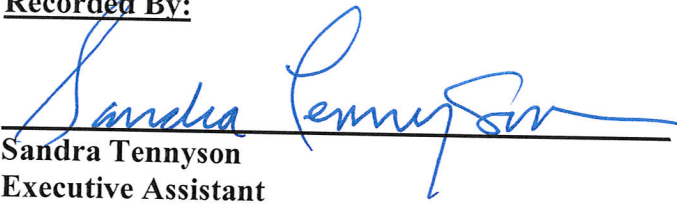
The Board went into Executive Session for approximately 45 minutes.

After the Executive Session ended the Chairman asked that meeting be reopened to the public.

Adjournment:


The Chairman adjourned the meeting at approximately 4:33 P.M.

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 McPherson Implementing Local Redevelopment Authority (the "Authority") held on the 21st day of April 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 to 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 April 2016 which was closed for the purpose of:

X DELIBERATION REGARDING REAL ESTATE MATTERS

X DELIBERATION REGARDING LEGAL MATTERS

DELIBERATION REGARDING ACQUISITION/DISPOSITION OF INTEREST IN REAL ESTATE

(To be spread on minutes upon conclusion of disposition of interest in real estate)

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.

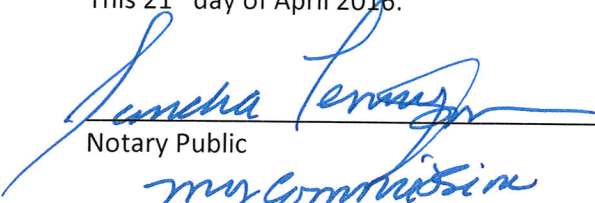
This 21st day of April 2016.



Felker Ward, Jr., Presiding Officer

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

Witnessed:



Notary Public

(SEAL)



Witness

*my commission
expires on
4/20/2018*