



**McPherson Implementing Local Redevelopment Authority**

**Fort Mac LRA Board Meeting  
April 26, 2018**

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, April 26, 2018 at 1794 Walker Avenue, SW, Atlanta, GA 30310.

**Board Members:**

Felker Ward, Chairman  
Aaron Watson, Treasurer  
Chandra Houston, Secretary  
Marvin Arrington, Jr.  
Sondra Rhoades-Johnson  
Meredith Lilly  
Brian McGowan  
Fletcher Thornton  
Thomas Weyandt

**Ex-Officio Members:**

Atlanta Councilmember Joyce Sheperd, District 11

**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  
Arthur Mallard, Fort Mac LRA  
CeCe Ross, Fort Mac LRA  
Mahalia Paul, Fort Mac  
Kenneth Neighbors, Attorney, Greenberg Traurig  
Peter Andrews, Attorney, Greenberg Traurig  
Johnathan McLoyd, Office of Commissioner Russell McMurry  
John Van Brunt, Office of Commissioner Christopher Nunn, Community Affairs

**Guests:**

Michael Reeves, Adams Commercial Real Estate  
Stephen Macauley, Macauley Investments

Ashish Bagle, Macauley Investments  
Alrich Lynch, Macauley Investments  
Jeff Yancey, Bell Founder  
Allean Brown, NPU-S

**Announcements and Welcome:**

The Chairman called the meeting to order at approximately 2:09 P.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 board and audience that Fort Mac is now equipped with a First Aid kit and an Automated External Defibrillator. Mr. Hooker informed the Board that all members of staff have been trained and CPR certified.

**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:**

**Note:** Board member Fletcher Thornton asked that the February 8, 2018 Minutes be amended to reflect his request of a Business Plan for the FiberNet partnership.

The Chairman recommended the approval of the Fort Mac LRA Board's February 8, 2018 Minutes with the amendment. A motion to approve was properly made and seconded. Approval was unanimous.

**Public Comment:**

No one signed in.

**Item: 7: Finance Committee Update:**

Mr. Aaron Watson, Chairman of the Fort Mac LRA's Finance Committee and Ms. Chandra Houston gave an update on the Finance Committee meeting that was held prior to the Board meeting. Ms. Houston stated that a financial update was given and the status of the OEA grant and the Army payment was presented. Mr. Watson stated that the committee recommended the approval of the Resolution for the Army's payment and had accepted the financial update and recommended both to be presented at the full Board for their approval.

**Item: 8: Resolution- Army Payment:**

The Chairman recommended the approval to adopt the Resolution for the payment to the Army. A motion to approve was properly made and seconded. Approval was unanimous.

**Item: 9: Public Arts Advisory Council Update:**

Ms. Sondra Rhoades-Johnson, Chair of the Public Arts Advisory Council gave an update and informed the board that Fort Mac Public Arts Council had created their Mission Statement on April 10, 2018.

Ms. Rhoades-Johnson also stated that at their last meeting the Council had added several new members to the Public Arts Advisory Council. The new members are listed below:

- Peggy Still-Johnson, Macauley Investments Arts & Philanthropy Director
- Andy Cunningham, Woodward Academy Visual Arts Instructor
- Jerry Thomas, Arts Dealer & Advisor
- Onaje Henderson, ZuCot Gallery Owner

Ms. Rhoades-Johnson also informed the Board that they are planning a press release to advise the public of the existence of the Public Arts Advisory Council and of the members.

**Item: 10: Resolution- Public Arts Advisory Council Members:**

The Chairman recommended the approval of the Resolution of the additional members added to the Public Arts Council. A motion to approve was properly made and seconded. Approval was unanimous.

**Item: 11: Trip Review & Fort Mac LRA 2017 Annual Report:**

Mr. Watson gave a brief update on the recent trip to London, England and their visit to the Prince Foundation. Mr. Watson stated that the hotel The Grand at Trafalgar Square was a gorgeous hotel to walk around. Mr. Watson mentioned there was a variety of housing affordable to non-affordable around the Poundbury.

Councilmember Joyce Sheperd added that the Prince's Foundation development included of all levels of income. Councilmember Sheperd praised the Macauley team for putting the London trip together. Councilmember Sheperd also stated that what she found interesting in her engaging conversation with some of the citizens in London, is that they were not even aware of the existence of subsidizing housing and that Fort Mac will be transparent in its development.

Mr. Hooker informed the Board and audience that the Prince Foundation is a consulting firm for land development, not a charity and that the Prince's Trust, a much larger charitable organization focused on workforce development, is the philanthropic entity.

Mr. Hooker then presented the Fort Mac LRA 2017 Annual Report. Chairman Ward asked for a motion receive the Annual Report as information. A motion to approve was properly made and seconded. Approval was unanimous.

**Item: 12: Master Developer Presentation:**

Mr. Stephen Macauley, President of Macauley Investments gave an in-depth report to the board on what his team and Fort Mac LRA are looking to accomplish and how far they have come. Mr. Macauley, introduced his team to the board, stating that Fort Mac staff and the Macauley Team make a great team. Mr. Macauley touched on several topics:

History/ Financing:

- Macauley's Investment funding to date
- Private equity funding
- Public: TSPLOST, LCI, Fort Mac Mile & Infrastructure

- TAD, Federal dollars, Philanthropic funding
- Planning, Engineering & and Construction
- Housing Brand-Enterprise Community Partners, Mercy Housing, City of Atlanta Housing, etc.

Mr. Macauley, elaborated on how to make this project a reality, stating that conventional strategy won't work here, and that this development needs to create a market. Mr. Macauley also mentioned some future tenants who have expressed an interest in being here at Fort Mac, as well as other future potential partnerships:

- Artists
- Brokers/Advisors
- Trade Organizations
- Educational
- Non-profit
- Consultants

Mr. Macauley stated that this plan is an extension and built on the LCI plan.

**Item: 6: Community Engagement Subcommittee Update:**

Councilmember Sheperd, stated that her report was lost due to the recent cyber-attack at the City of Atlanta. However, Councilmember Sheperd mentioned that the Urban League is doing a great job with providing information to the community and has being working with TPS in terms of informing the Urban League of upcoming jobs. The Georgia Film Academy, Atlanta Area Technical College and the Urban League continues to host workshops with resume assistance. Councilmember Sheperd informed the board that TPS has a new represented that will replace Ms. Khalilah Birdsong.

**Item: 13: Executive Session:**

Chairman Ward asked for a motion to convene to Executive Session and to reconvene to open session to approve and vote on matters before the Board at that time. A motion to approve was properly made and seconded. Approval was unanimous.

The Chairman made the following statement:

“Ladies and Gentlemen:

In accordance with O.C.G.A. Section 50-14-4(B), a quorum of the McPherson Implementing LRA is present and has agreed to enter into executive session by a majority vote. The purpose for the closed section is for members to (1) deliberate regarding the acquisition of interest in real estate, (2) and other legal 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.”

The Board went into Executive Session for approximately 1hr. 15 minutes.

**Motion to Return to Open Session:**

The Chairman asked for a motion to return to open session. Approval was unanimous.

The Chairman stated that during the Executive Session, items related to Real Estate and other legal matters were discussed:

1. The Chairman recommended the approval of a Resolution concerning the approval of a loan in the principal amount of \$3,000.00 from SunTrust Bank in favor of the Authority in connection with the making of the second of three payments to the United States Department of the Army pursuant to a memorandum of agreement in connection with the previous acquisition of certain property located at the former Fort McPherson military installation and the taking of certain other related actions and the entering into of related documents, certificates instruments and agreements in connection with the loan transaction set forth above. A motion to approve was properly made and seconded. Approval was unanimous.
2. The Chairman recommended the approval of a Resolution approving a lease agreement with eCBI Fort Mac, LLC relating to the provision of a Fiber-to Network referred to as the "Fort Mac FiberNet" and other official actions. A motion to approve was properly made and seconded. Approval was unanimous.
3. The Chairman recommended the approval of a Resolution concerning a lease with the Gallemore Group for building #365 located at 1374 Johnson Avenue. A motion to approve was properly made and seconded. Approval was unanimous.
4. The Chairman recommended the approval of a Resolution authorizing the execution and delivery of a revocable license for parking spaces between McPherson Implementing Local Redevelopment Authority (MILRA)(Licensor) And on behalf of the Department of Veterans Affairs, (together with its assign(s), "Government"), a Federal Agency(License). A motion to approve was properly made and seconded. Approval was unanimous.

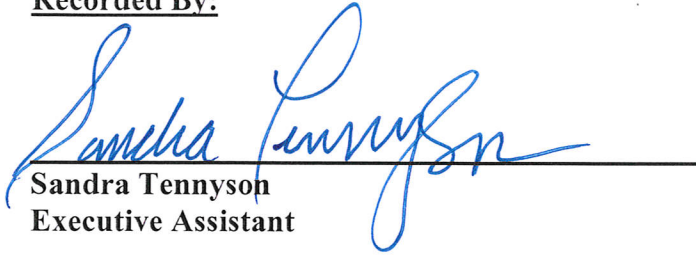
In addition, the Chairman recommended the approval of a Resolution concerning the appointment of members to serve on the Public Arts and Advisory Council. A motion to approve was properly made and seconded. Approval was unanimous.

**Adjournment:**

The Chairman adjourned the meeting at approximately 5:06 P.M.

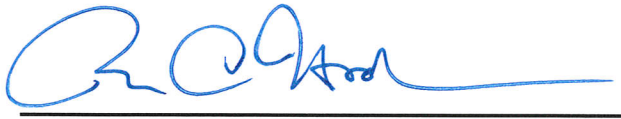
**(Signatures follow)**

**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., Chairman, 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 26<sup>th</sup> day of April 2018.
  
- (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 26<sup>th</sup> day of April 2018 which was closed for the purpose of:

**X LEGAL MATTERS**

**X DELIBERATION REGARDING REAL ESTATE 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.

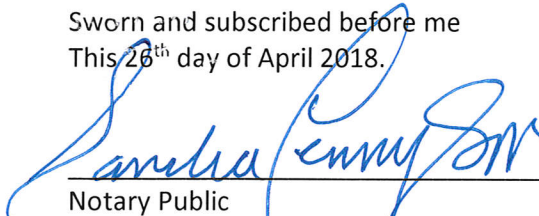
(4) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4(b) that such an affidavit be executed.


This 26<sup>th</sup> day of April 2018.

  
\_\_\_\_\_  
Felker Ward, Jr., Presiding Officer

Sworn and subscribed before me  
This 26<sup>th</sup> day of April 2018.

Witnessed:

  
\_\_\_\_\_  
Notary Public (SEAL)

  
\_\_\_\_\_  
Witness

*my commission expires on 4/20/2019*