



McPherson Implementing Local Redevelopment Authority

**Board Meeting
February 21, 2019**

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, February 21, 2019 at 1794 Walker Avenue, SW, Atlanta, GA 30310.

Board Members:

Cassius F. Butts, Chairman
Ernestine Garey
Sondra Rhoades-Johnson
Marva Lewis
Meaghan Shannon-Vlkovic
Lisa Smith

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
David Burt, Fort Mac LRA
CeCe Ross, Fort Mac LRA
Tracey Upshaw, Fort Mac LRA
Mahalia Paul, Fort Mac LRA
Kenneth Neighbors, Attorney, Greenberg Traurig
Jocelyn Bivens, Office of Councilmember Joyce Sheperd
Michael O'Connor, Office of Liz Hausmann, Commissioner, Fulton County
Bithia Ratnasamy, Office of Commissioner Christopher Nunn, Community Affairs
Kip Dunlap, Office of Georgia State House Representative Park Cannon, District 58
Megan Weiss, Office of Commissioner Russell McMurry, DOT

Guests:

Brendan McCarthy, Macauley
Christa Freeman, Fincher Denmark, LLC
Euclid Walker, Parkway Investment Management
Ike Tiggs, CD Moody
Michael Reeves, Adams Commercial Real Estate
Ashish Bagle, Macauley Investments
Judy Walker, OCC
Howard Franklin, Word Alive Christian Center
Tammy Watkins, Word Alive Christian Center
David Royster, Drake Development

Announcements and Welcome:

The Chairman called the meeting 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, and she provided the safety briefing.

Agenda:

The Chairman recommended the approval of the agenda. A motion to approve was properly made and seconded. Approval was unanimous.

Minutes:

The Chairman recommended the approval of the minutes. A motion to approve was properly made and seconded. Approval was unanimous.

Public Comments:

No one signed.

Item:6: Introduction of New Board Member and Others:

The Chairman, welcome Meaghan Shannon-Vlkovic as the newest board member and asked her to introduce herself. The Chairman also asked that each board member, staff and guest introduce themselves stating that he wanted to acknowledge everyone's presence.

Item:8; Financial Update:

Mr. Robert Mosby, Fort Mac LRA Controller, gave an update on the Financials stating lack of leasing and licensing fees had caused a shortfall.

Item:9: Master Developer Agreement Presentation:

Mr. Stephen Macauley, President of Macauley Investments, gave an update on the plans for the redevelopment of the 145 acres. Mr. Macauley stated that there are 23 different buildings, that will be developed into residential, workforce, marketable and affordable housing. Some of the partners are Egbert Perry, The Integral Group, and Moody Construction. Mr. Macauley mentioned that the Heritage District would be the first phase

of construction and with this phase you will have Georgia Works, Progressive Housing, Job Career Center, Prince Foundation & Trust and a potential school on site.

Mr. Euclid Walker, Managing Partner with Parkway Investment gave a brief synopsis on how funding for the Opportunity Zone worked and reviewed how crucial it was for the development of Fort Mac to apply for these capital gains funds before June 2018.

Item:10; Executive Session:

The Chairman 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 read 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 session 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.”

After the Chairman read the statement a motion to approve was properly made and seconded. Approval was unanimous.

The Board went into Executive Session for approximately 1hour and 12minutes.

After the Executive Session ended a motion to reopen to the public was properly made and seconded. Approval was unanimous.

The Chairman stated the purpose of the Executive Session was to discuss legal matters and real estate matters.

Motion to return to Open Session:

The Chairman asked for a motion to go back into open session. A motion was properly made and seconded. Approval was unanimous.

Mr. Hooker, Executive Director stated that during the Executive Session the Board agreed and authorized Macauley Investments, LLC as the Master Developer. It was also agreed to make application for the “The Opportunity Zone” capital gain use and to negotiate the final document at the March 7, 2019 Board meeting.

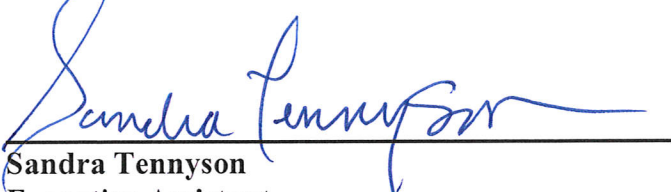
A motion to approve the Master Developer's agreement was properly made and seconded. Approval was unanimous.

Adjournment:

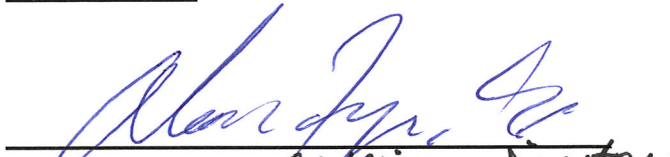
A motion to adjourn was properly made and seconded. Approval was unanimous. The meeting was adjourned at approximately 11:32am.

(Signatures follow)

Recorded By:


Sandra Tennyson
Executive Assistant

Approved By:


~~Brian C. Hooker~~ *Interim Director*
Executive Director *Alan Ferguson*

OPEN MEETINGS AFFIDAVIT

PERSONALLY, APPEARED before the undersigned attesting officer, duly authorized to administer oaths, Cassius F. Butts, 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 21st day of February 2019.
- (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 February 2019 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

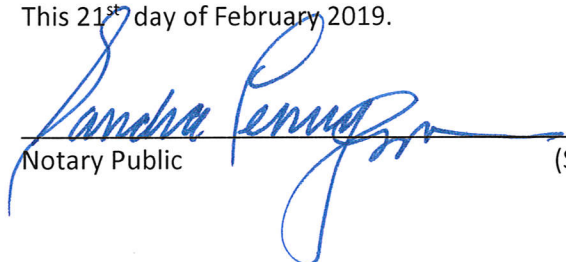
as allowed by *O.C.G. A., Title 50, Chapter 14* and was devoted to matters within those exceptions and as provided by law.

- (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.

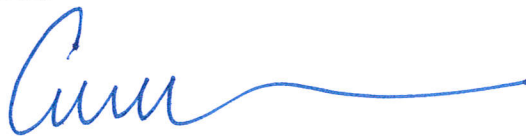
This 21st day of February 2019.


Cassius F. Butts, Presiding Officer

Sworn and subscribed before me
This 21st day of February 2019.


Notary Public (SEAL)

Witnessed:


Witness

*my commission
expires 3/24/2023*