



McPherson Implementing Local Redevelopment Authority

Board Meeting February 8, 2018

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, February 8, 2018 at 1794 Walker Avenue, SW, Atlanta, GA 30310.

Board Members:

Felker Ward, Chairman
Richard Holmes, Vice Chairman
Aaron Watson, Treasurer
Chandra Houston, Secretary
John Akin
Meredith Lilly
Brian McGowan
Fletcher Thornton

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
Peter Andrews, Attorney, Greenberg Traurig
Megan Weiss, Office of Commissioner Russell McMurry
Kip Dunlap, Office of Representative Park Cannon, District 58
John Van Brunt, Office of Commissioner Christopher Nunn, Community Affairs

Guests:

Michael Reeves, Adams Commercial Real Estate
Ken Burwell, BB&T
Shannon James, Aero ATL Alliance
Amari Foster, Georgia Stand-Up

Announcements and Welcome:

The Chairman called the meeting to order at approximately 2:08 P.M. and thanked everyone for their presence.

Mr. Brian Hooker, Executive Director, provided a safety briefing detailing the locations of exits, fire extinguishers and restrooms in the building. Mr. Hooker also informed the board and audience that in the event of an emergency Fort Mac staff member, Mr. Robert Mosby, has been designated to call 911 and Fort Mac Security. Mr. Fletcher Thornton and Mr. John Van Brunt volunteered to administer CPR if warranted.

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:

The Chairman recommended the approval of the Fort Mac LRA Board's December 14, 2017 Minutes. 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 Finance Committee, gave an update on the Finance Committee meeting that was held prior to the Board meeting. Mr. Watson recapped that an Architectural and Environmental Resolution for a contract extension was discussed and recommended to the full board for approval. Mr. Watson also mentioned that a discussion took place on funding which included a request to seek additional funding from OEA. Mr. Hooker added by stating that OEA counter proposed the amount the Authority had requested, and that staff has resubmitted an application for additional funding for fiscal years 2018 & 2019. Mr. Hooker advised the board members that a funding request summary was in the Finance Committee meeting package.

Item: 10: Resolution- Environmental Services:

The Chairman recommended the approval of the Resolution for the extension of Agreement/Engagement with OASIS Environmental Consulting Services Contractor. A motion to approve was properly made and seconded. Approval was unanimous.

Item:11: Resolution- Architectural Services:

The Chairman recommended the approval an amended and restated Services Agreement with Logan Development Group. A motion to approve was properly made and seconded. Approval was unanimous.

Item: 6: Community Engagement Subcommittee Update:

Councilmember Joyce Sheperd stated that while there was not an official meeting in January of the CES, the Master Developer/Macauley team presented the draft Master Plan. Councilmember Sheperd stated that more than 75 community members and others attended the event and that there was local news coverage of the event as well. Councilmember Sheperd also stated there was a survey presented to those present and the results were very positive. Councilmember Sheperd also stated that the CES Jobs Task Force is making great progress coordinating hiring efforts with Urban League of Greater Atlanta, Georgia Film Academy and Tyler Perry Studios.

Excused Absence:

Chairman Ward excused absences for Board Member John Akin from the August, October and December 2017 Board meetings.

Item: 8: Fort Mac General Update:

Mr. Hooker gave an update stating that the Fort Mac redevelopment plan is focusing on delivering quality housing and services to Atlantans of all income levels. Mr. Hooker also elaborated on the following five initiatives:

1. Master Developer Agreement-high lightning that Fort Mac is the only USA project selected by the Prince's Foundation for planning assistance, with a major planning unveiling currently planned for May 17, 2018.
2. Job and Career Center-US Economic Development Administration and Fulton County are funding construction of a \$4M job and career center which will be the first new development on the property of Fort Mac LRA.
3. After School Program-Ms. Tiffany Ray, a graduate of the Women's Entrepreneurship Initiative and her program "Generation InFocus", will offer STEAM an after-school program will relocate her headquarters here at Fort Mac LRA.
4. Supportive Housing-The current target is for the Authority to provide 4 historic buildings and Homestretch to provide \$6M for construction of 76 units of permanent supportive housing; an additional 95 units that were to be set aside in new construction will shift back to the affordable unit count.
5. Authority Finances- in 2017 Fort Mac LRA debt was reduced by \$7M to \$7M remaining.

Mr. Hooker also informed the board about upcoming activities in 2018:

- To work with the City of Atlanta to help in securing a partnership with Atlanta Public Schools to secure their participation in the Campbellton Road TAD.
- To raise funds that would enable the Authority to open an After-School program, as well as restaurant/culinary training/event center and veterans training center.
- To begin installation on the Open Access Fiber and wireless network with A2D, thanks to funding support from Invest Atlanta.

Mr. Hooker apprised the board that the Authority has title to 134 acres of the 145 acres with the remaining expected to be transferred by the US Army in 2020.

Mr. Hooker stated the Authority is grateful for the continued support from the office of Mayor Keisha Lance-Bottoms, the Cabinet and other partners including:

- Invest Atlanta
- DoD office of Economic Adjustment

- MARTA
- Economic Development Administration/Fulton County
- Technical College System of Georgia/Atlanta Technical College

A detailed report was included in the board's packet for their perusal.

Item: 9; Master Developer Update:

Mr. Hooker presented a PowerPoint Presentation and two maps to provide a summary of the master plan. Mr. Hooker stated that great progress is being made with the Master Developer and announced that an unveiling of the Master Plan is scheduled for May 17th and he has asked Mayor Lance-Bottoms to attend the ceremony, and on May 19th the plan will be revealed to the community.

Item: 12: 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 55 minutes.

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.

Motion to Return to Open Session:

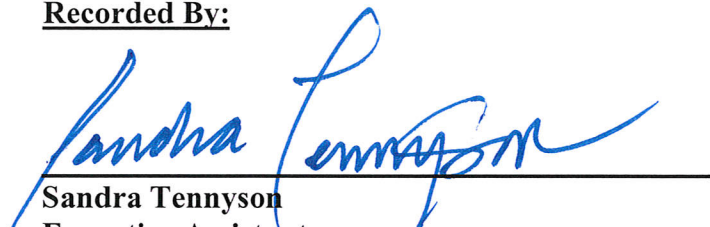
Mr. Fletcher Thornton asked that a Business Plan for the FiberNet partnership be available at the next Fort Mac LRA Board meeting.

Adjournment:


The Chairman adjourned the meeting at approximately 3:59 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 8th day of February, 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 8th day of February 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.

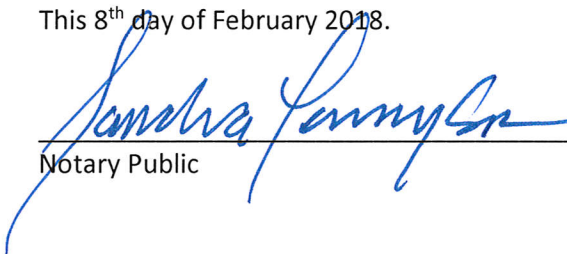
This 8th day of February 2018.




Felker Ward, Jr., Presiding Officer

Sworn and subscribed before me
This 8th day of February 2018.

Witnessed:



Notary Public (SEAL)



Witness