



**McPherson Implementing Local Redevelopment Authority**

**Board Meeting  
July 12, 2018**

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, July 12, 2018 at 1794 Walker Avenue, SW, Atlanta, GA 30310.

**Board Members:**

Richard Holmes, Vice-Chairman  
Aaron Watson, Treasurer  
Chandra Houston, Secretary  
Marvin Arrington, Jr.  
Meredith Lilly  
Brian McGowan  
Fletcher Thornton

**Ex-Officio Members:**

Atlanta Councilmember Joyce Sheperd, District 11  
State Representative Nan Orrock, District 55

**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  
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

**Announcements and Welcome:**

Vice Chairman Richard Holmes called the meeting to order at approximately 10:17 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. Ms. Ross informed the board and audience that Fort Mac LRA is now equipped with a 1<sup>st</sup> aid kit and an Automated External Defibrillator.

**Approval of Agenda:**

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

**Approval of the Minute:**

The Vice Chairman recommended the approval of the Fort Mac LRA Board's April 26, 2018 Minutes. A motion to approve was properly made and seconded. Approval was unanimous.

**Public Comment:**

No one signed in.

**Item:6: Special Recognition of Former Members:**

Vice Chairman Holmes informed the board that former Chairman of the Board Mr. Felker Ward and former Chairman of the Development Committee Mr. Thomas Weyandt resigned last month. Vice Chairman Holmes stated that Mr. Ward was a tremendous ambassador for the board and that he and Mr. Weyandt played crucial roles during their tenure of service.

**Item: 7: Community Engagement Subcommittee Update:**

Councilmember Joyce Sheperd gave an update from the last CES meeting stating that Mr. Hooker, Executive Director of Fort Mac LRA gave an update from the Board's April 26<sup>th</sup> meeting and that copies of the 2017 Fort Mac LRA Annual Report were distributed to CES members and attendees. Councilmember stated that the CES Jobs Committee continues to make good progress and that the Task Force will conduct mini workshops in collaboration with TPS. It was also mentioned that a Fall Symposium is planned to cover the behind the scenes jobs in the movie industry. Councilmember Sheperd stated that there is a great relationship between TPS and the Urban League and that TPS uses them regularly to fill some of their job vacancies. Councilmember Sheperd also informed the board about the discussion of renaming Deshler Street/Hardee Avenue, the street leading to Tyler Perry Studios, to Tyler Perry Studios Way.

**Item: 8: Finance Committee Update:**

Mr. Aaron Watson, Chairman of the Fort Mac LRA Finance Committee gave a report on the meeting held prior to the board meeting. Mr. Watson informed the board that an update was given on the grant and loan status as well as the Financial update and the FY19 budget proposal. Mr. Watson stated that there were several resolutions discussed:

- Resolution for Fy19 Budget
- Resolution for Insurance Renewal

- Resolution for Security Services Agreement
- Resolution for Landscaping Services Agreement

Mr. Watson informed the board that they all were recommended for approval to be voted on at the full board meeting for final approval.

Mr. Robert Mosby, Senior Accounting Manager was asked by Vice Chairman Holmes to recap for the benefit of those not present at the Finance meeting that OEA had approved a 90/10 grant to cover 15 months of operating expenses, July 1, 2017 to September 30, 2018, for Fort Mac LRA and that the funds for Draw 1 were received on Wednesday, July 11, 2018.

**Item: 9: Resolution- FY19 Budget:**

Vice Chairman Holmes recommended the approval of the Resolution for the FY19 Budget. A motion to approve was properly made and seconded. Approval was unanimous.

**Item: 10: Resolution- Insurance Renewal:**

Vice Chairman Holmes recommended the approval of the Resolution for Insurance Renewal. A motion to approve was properly made and seconded. Approval was unanimous.

**Item: 11: Resolution-Security Services Agreement:**

Vice Chairman Holmes recommended the approval of the Resolution for Security Services Agreement. A motion to approve was properly made and seconded. Approval was unanimous.

**Item: 12: Resolution-Landscaping Services Agreement:**

Vice Chairman Holmes recommended the approval of the Resolution for Landscaping Services Agreement. A motion to approve was properly made and seconded. Approval was unanimous.

**Item:13: Development Committee Discussion:**

Vice Chairman Holmes informed the board that Thomas Weyandt, former board member and Chairman of the Fort Mac LRA Development Committee, resigned from the board last month and that the Development Committee needs to be re-staffed. Vice Chairman Holmes suggested that the full board be used for this committee until it has been reconstituted.

**Item: 14: Master Developer Update:**

Mr. Stephen Macauley, President of Macauley Investments gave an update to the Board on the following and stated that:

- The Master Plan was completed 2 months ago and is now available in a drop- box link.
- They have been working with Keyetta Holmes with the City of Atlanta on the SPI (Special Public Interest) legislation. Stating that this is a new district being created specifically for Fort Mac. It includes the Fort McPherson MARTA station.
- Oakland City Station was not included because it was already rezoned to support TOD (Transit Oriented Development).

Mr. Macauley stated that their next step is to present this to the next CES (Community Engagement Subcommittee) meeting, the NPU's, R, S, & X. Hopefully, the NPUs will review and comment in September and vote in October. Mr. Macauley informed the board that legislation goes to the Zoning Review Board in November and City Council votes in December.

Mr. Ashish Bagle, project manager with Macauley Investments, then advocated for Atlanta Music Fund (AMF) who has shown a sincere interest in a lease-to-purchase of the FORSCOM building. Mr. Bagel stated that AMF spoke of bringing retail opportunities, creative work spaces and a fitness facility to the premise. AMF has also partnered with Ardent Companies as their financial partner. Macauley Investments believe this would a great addition to the community not only financially but culturally as well!

**Item: 15: Executive Session:**

Vice Chairman Holmes 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 Vice 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 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 1 hour 33 minutes.

**Motion to Return to Open Session:**

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

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

1. The Vice-Chairman recommended the approval of a Resolution authorizing the execution and delivery of an option agreement between McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) and Hardee Avenue Housing LLC (Optionee) to ground lease certain properties. A motion to approve was properly made and seconded. Approval was unanimous.
2. The Vice Chairman recommended the approval of a Resolution authorizing the execution of a letter of intent and preparation and execution of a lease agreement between McPherson Implementing Local Redevelopment Authority (Fort Mac

LRA) and Ashley Clay Hospitality, LLC (Chef Ashely). A motion to approve was properly made and seconded. Approval was unanimous.

3. The Vice Chairman recommended the approval of a Resolution to authorize the Executive Director to procure a design/build firm for the rehabilitation of the Fort Mac Townhomes, a real estate leasing and management firm to market and manage the townhomes, to authorize the Executive Director to procure additional financing associated with the rehabilitation if necessary to develop a program and schedule to activate the townhomes during the week ending February 3, 2019 and to procure any additional services if needed for the development of the townhomes project. A motion to approve was properly made and seconded. Approval was unanimous.

**Adjournment:**


The Vice Chairman adjourned the meeting at approximately 12:46 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, Richard Holmes, Vice-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 12<sup>th</sup> day of July 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 12<sup>th</sup> day of July 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 12<sup>th</sup> day of July 2018.

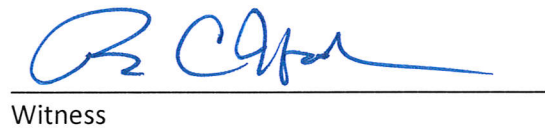


Richard Holmes, Presiding Officer

Sworn and subscribed before me  
This 12<sup>th</sup> day of July 2018

  
Notary Public (SEAL)

Witnessed:

  
Witness

*my Commission  
Expires on 4/20/2019*