



McPherson Implementing Local Redevelopment Authority

Fort Mac LRA Board Meeting

October 19, 2017

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, October 19, 2017 at 1794 Walker Avenue, SW, Atlanta, GA 30310.

Board Members:

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

Ex-Officio Members:

Atlanta Councilmember Joyce Sheperd, District 11
State House Representative Park Cannon, District 58
State Representative Nan Orrock, District 36

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
Mahalia Paul, Fort Mac Fellow
Kenneth Neighbors, Greenberg Traurig
Eric Castleson, Greenberg Traurig
Peter Andrews, Attorney, Greenberg Traurig
John Van Brunt, Office of Commissioner Christopher Nunn, Community Affairs
Quinton Spann, Office of Commissioner Russell McMurry, DOT

Guests:

Michael Reeves, Adams Commercial Real Estate
Bruce Gunter, Progressive Redevelopment Inc.

The Chairman called the meeting to order at approximately 3:23 P.M.

Announcements and Welcome:

The Chairman thanked the audience for their continued support and welcomed them to the meeting.

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 Mr. Robert Mosby, Fort Mac staff member has been designated as the one to call 911 after which Fort Mac Security must be called and board member Sondra Rhoades-Johnson has volunteered to administer CPR if warranted and noting that currently no defibrillator was in place.

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 Development Committee July 6, 2017 Minutes, August 10, 2017 Board Minutes and the Special Called meeting held on August 24, 2017. A motion to approve was properly made and seconded. Approval was unanimous.

Public Comment:

No one signed in.

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 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.”

The Board went into Executive Session for approximately 1 hour and 08 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.

Item: 8: Resolution-Public Art Advisory Council:

The Chairman recommended the approval of a Resolution Concerning the Creation of a Public Art Advisory Council. A motion to approve was properly made and seconded. Approval was unanimous.

Item: 9: Resolution-Authorizing Project “Elevation”:

The Chairman recommended the approval of a Resolution with Authority to Procure Architectural Design Services for the Rehabilitation of Certain Residential and Commercial Buildings. A motion to approve was properly made and seconded. Approval was unanimous.

Item: 8: Resolution Acceptance of the Audit:

The Chairman recommended the approval of the Resolution Accepting the Independent Audit Findings for Fiscal Year 2017. A motion to approve was properly made and seconded. Approval was unanimous.

Item:17: Resolution- Offer to Sell:

The Chairman recommended the approval of the Resolution Concerning the Approval of the Execution and Delivery of the Offer to Sell Real Property to the United States of America, For and On Behalf of the Department of Veterans Affairs, (Together with its Assign(S), “Government”). A motion to approve was properly made and seconded. Approval was unanimous.

Item:20: Resolution-FORSCOM PSA:

The Chairman recommended the approval of the Resolution of the Execution and Delivery of a Purchase and Sales Agreement with 45 Fortified, LLC or A Related Entity (The “Buyer”) Relating to the Disposition of Property Referred to As the Forces Command Building and Surrounding Property; And Taking of Certain Other Related Actions and The Entering into of Related Documents, Certificates, Instruments and Agreements in Connection with the Transactions Set Forth Above.

A motion to approve was properly made and seconded. Approval was unanimous.

Item: 6: Community Engagement Subcommittee Update:

Councilmember Joyce Sheperd, City of Atlanta, gave a brief update on the Fall Festival that was held on Saturday, October 14th on the grounds of Fort Mac. Councilmember Sheperd stated that the turnout for the Festival was well attended and Mr. Tyler Perry donated over 10 thousand items towards the festival. Councilmember Sheperd mentioned that a variety of vendors participated and that there were tours scheduled within and outside of the base during the festival.

Councilmember informed the board that a CES meeting would be held on Wednesday, October 25th here at the office of Fort Mac LRA. Councilmember also informed the board that on December 2nd, The City of Atlanta would host a Film and TV Career Symposium at the Atlanta Workforce Development Agency.

Item: 7: Joint Development & Finance Committee Update:

Mr. Aaron Watson, Chairman of the Fort Mac LRA's Finance Committee, gave an update on the Joint Finance and Development meeting that was held prior to the Board meeting. Chairman Ward recommended the acceptance of the report and a motion to receive the report was accepted.

Adjournment:

The Chairman adjourned the meeting at approximately 4:56 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, 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 19th day of October 2017.

- (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 19th day of October 2017 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.

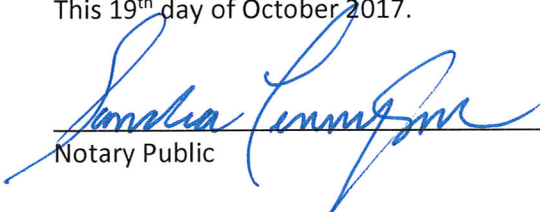
This 19th day of October 2017.



Felker Ward, Jr., Presiding Officer

Sworn and subscribed before me
This 19th day of October 2017.

Witnessed:



Notary Public

(SEAL)



Witness

my commission expires on 4/20/2019