



McPherson Implementing Local Redevelopment Authority

**Fort Mac LRA Board Meeting
August 10, 2017**

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, August 10, 2017 at 1794 Walker Avenue, SW, Atlanta, GA 30310.

Board Members:

Felker Ward, Jr., Chairman
Richard Holmes, Vice-Chairman
Aaron Watson, Treasurer
Chandra Houston, Secretary
Sondra Rhoades-Johnson
Fletcher Thornton
Aaron Watson
Thomas Weyandt

Ex-Officio Members:

None.

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
Peter Andrews, Attorney, Greenberg Traurig
John Van Brunt, Office of Commissioner Camila Knowles, Community Affairs

Guests:

Michael Reeves, Adams Commercial Real Estate
Nikia Knight, Atlanta
Tyree Smith, Atlanta
Al-teron Williams, Atlanta
Niasgo Woods, Atlanta
Alon Holiday, Atlanta
Larry Dingle, Attorney Wilson, Brock & Irby

The Chairman called the meeting to order at approximately 2:09 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 has been designated as the person to call 911 after which Fort Mac Security must be called and board member Sondra Rhoades-Johnson has volunteered to administer CPR if warranted, 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 May 11, 2017 Board Minutes. A motion to approve was properly made and seconded. Approval was unanimous.

Public Comment:

Mr. Tyree Smith, with Artlanta stated that on Monday Nights' they host Jazz Sessions and Open Mic. Mr. Smith also mentioned that their, "What the Truck", was well attended and that their next event is scheduled for September 29th thru October 1st.

Item: 6: Executive Committee Update:

The Chairman gave a brief review from the Executive Committee meeting that was held on June 15, 2017 and asked the board members to review the enclosed Minutes in their packet for approval. A motion was properly made and seconded. Approval was unanimous.

Item: 7: Development Committee Update:

Mr. Thomas Weyandt, Chairman of the Development Committee, gave an update to the board from the Development Committee meeting that was held on July 6, 2017.

Chairman Ward recommended the acceptance of the report and a motion to receive the report was accepted.

Item: 8: Finance Committee Update:

Mr. Aaron Watson, Chairman of the Finance Committee, gave a brief update of the Finance Committee meeting that was held prior to the Board's meeting. Mr. Watson stated that the heart of the meeting was the financial report noting that funds could run out in December or January, however, the City may provide some additional funding. Mr. Watson also stated that Mr. Bernie Tokarz, with Cloverhurst Consulting, LLC had informed the committee that he was looking at possible capital dollars from the State, Fulton County, and City Government. Mr. Tokarz also mentioned that other sources of funding were being explored.

Item: 9; Community Engagement Subcommittee Update:

Mr. Hooker gave a brief recap from the Community Engagement Subcommittee meeting that was held on July 26th. It was reported that the CES wants to engage with the Master Developer to make sure that community's concerns are addressed. A TPS representative informed the committee that 4 out of the 11 sound stages will open sometime in September and that the remaining ones will open by the end of the year. Mr. Hooker also stated that the next CES jobs meeting will be held on August 23rd here at Fort Mac LRA's office.

Item:10: Fort Mac FiberNet Update:

Mr. Hooker informed the board that in their packet was the latest version of the MOU between Fort Mac LRA and A2D which detailed the mutual understanding that would form the Public/Private Partnership to develop and build a Fort Mac FiberNet. Mr. Hooker also reminded the board that in June 2016 they had voted and approved a Resolution for the procurement of a FiberNet provider here on the property and that staff is working on finalizing this project and to come back to the board for their approval.

Item:11 Public Art at Fort Mac and Draft Resolution:

A video was shared from the "What the Truck Event" hosted by Artlanta on July 8th at the Bungalows here on Fort Mac property. Mr. Hooker stated that Artlanta's team has been asked to participate with the Fall Festival. Mr. Hooker informed the board that staff has been in discussion with Artlanta about creating a mural on the wall that surrounds the base that would depict the history of the base until such a time when the wall is removed. Mr. Hooker stated that staff is asking for the approval and guidance from the board on creating a Public Art Advisory Council.

Mr. Pete Hayley, Director of Program Management, stated that he had researched numerous public art advisory groups to get a feel for the creation of such a group for Fort Mac LRA. After discussion and some concerns on the proposed resolution to create a Public Arts Advisory Council, Chairman Ward recommended staff update the structure based on the discussion and to come back to the board for approval.

Item: 13: 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 members of the McPherson Implementing LRA Board 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 matters involving real estate. 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 11 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 was discussed and asked Attorney Peter Andrews to summarize what was discussed in the Executive Session. Attorney Andrews stated the motion that follows:

To authorize the negotiation and execution by the Chair, Vice Chair, or Executive Director, of a Letter of Intent with Easterly Government Properties for the sale of the property located at 1777 Hardee Avenue, consistent with the terms presented to the body in executive session. The terms as proposed are not binding on the Authority until the Letter of Intent is executed.

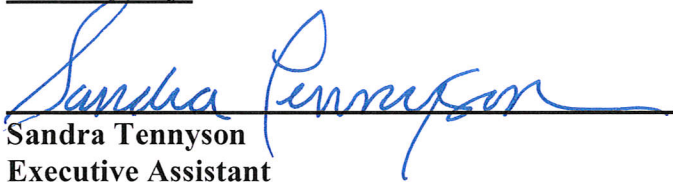
A motion to approve was properly made and seconded. Approval was unanimous.

Adjournment:


The Chairman adjourned the meeting at approximately 4:02 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 10th day of August 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 to 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 10th day of August 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.

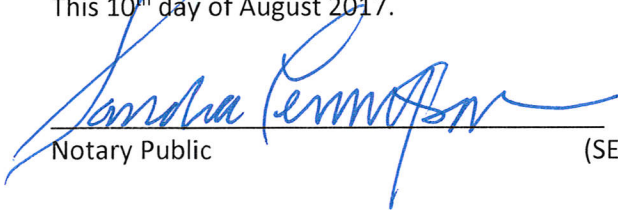
This 10th day of August 10, 2017.



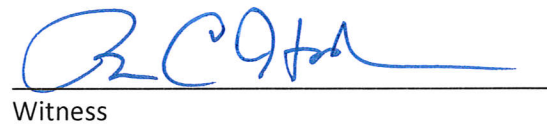
Felker Ward, Jr., Presiding Officer

Sworn and subscribed before me
This 10th day of August 2017.

Witnessed:



Notary Public (SEAL)



Witness

*my Commission
expires on 4/20/2019*