



McPherson Implementing Local Redevelopment Authority

**Board of Directors Meeting
August 18, 2016**

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, August 18, 2016 at 1794 Walker Avenue, SW, Atlanta, GA 30310.

Board Members:

Felker Ward, Jr., Chair
Richard Holmes, Vice Chair
Chandra Houston, Secretary
Aaron Watson, Treasurer
Sharonda Hubbard
Meredith Lilly
Brian McGowan
Sondra Rhoades-Johnson
Thomas Weyandt

Ex-Officio Members:

Joyce Sheperd, City of Atlanta Councilmember
Nan Orrock, State Senator, District 36

Staff, Legal Counsel and Others:

Brian Hooker, Fort Mac LRA
Sandra Tennyson, Fort Mac LRA
Denise-Perkins Griffith, Fort Mac LRA
Pete Hayley, Fort Mac LRA
Robert Mosby, Fort Mac LRA
Arthur Mallard, Fort Mac LRA
Peter Andrews, Attorney, Greenberg Traurig
Brenda Duverce, Office of State House Representative Park Cannon
Donald Jumper, Office of Councilmember Joyce Sheperd's Office

Guests:

Michael D. Reeves, Adams Commercial
Joseph Kegler, Jr, Infinity Vet Housing
Kyeron Simmons
Olivia Woods, Infinity Housing
Brenda Ragland, Infinity Housing
Baratta Duff, Infinity Housing
Keith Ward, It's Simple
Morris Finley
Olivia P. Woods, Infinity Veteran Housing

Chairman Felker Ward called the meeting to order at approximately 2:05 P.M.

Announcements and Welcome:

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

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 June 16, 2016 Board Minutes. A motion to approve was properly made and seconded. Approval was unanimous.

Public Comment:

The Chairman invited public comment and several audience members took advantage of the opportunity to speak.

Ms. Olivia Woods, with Infinity Veterans Housing, spoke on housing for homelessness.
Ms. Kyeron Simmons, spoke on her organization, Community Youth Entrepreneurship.

Item: 5: Executive Committee Update:

The Chairman recommended the approval of the Executive Committee Meeting Minutes of May 2, 2016. A motion to approve was properly made and seconded. Approval was unanimous.

Mr. Brian Hooker, Executive Director gave a brief update to the board that at the last Executive Committee meeting an update on the VA Road was given and that staff was asking for approval of the Resolution Authorizing Notice to Proceed and approval was given. Mr. Hooker also stated that construction has begun and the new road is scheduled to be completed by the end of October 2016.

Item: 6: Community Engagement Subcommittee Update:

Councilmember Joyce Sheperd gave an update from the previous CES (Community Engagement Subcommittee) meeting that was held on July 27, 2016, stating that Mr.

Hooker, Executive Director of Fort Mac LRA gave a report on Fort Mac's 2017 fiscal budget and also spoke on how a nonprofit 501c3s could assist with financing and eligibility for various grants.

Councilmember Sheperd also informed the board that plans are underway for another Fall Festival to be held sometime in October and that the CES Jobs Committee has met on several occasions to discuss developing a workforce strategy for Fort Mac LRA community and that Ms. Khalilah Birdsong TPS representative reported that job opportunities will be coming up for construction of back-lots and stages and information as to where to find these opportunities were shared with the audience. Councilmember Sheperd stated that her office has been designated as the point of contact for any resumes/requests received by members to be filtered and transmitted to Tyler Perry's Studio for consideration.

Councilmember Sheperd shared with the Board that she had taken a group of youths to tour the TPS facility and that the surprise was that Mr. Tyler Perry just happened to come by the studio during their tour and the children were elated and that more tours are in the works.

Item:7: Finance Committee Update:

Mr. Aaron Watson, Chairman of the Finance Committee, took the time to recognize Ms. Olivia Woods, a former City Clerk with the City of Atlanta. Mr. Watson informed the board that at the Finance Committee meeting held prior to the Board's meeting that OEA and other grants were discussed and that the auditors were currently underway for Fiscal year 2016 and he suggested that the board members take a look at the current budget.

Item: 8: Development Committee Update:

Mr. Thomas Weyandt, Chairman of the Development Committee, informed the Board that at their last meeting they were updated on the VA Road, operation of maintenance and the FORSCOM building. Also the RFP for the Duplexes were discussed in relations to being reissued to include a developmental partner. Mr. Weyandt stated that the one action item was an MOU for the Homeless activity between Fort Mac LRA and the homeless agencies that would help clarify responsibilities of all parties with set timelines and he noted this action would be placed on the Board's agenda today.

Item 9: Alliance Partners MOU Resolution:

Mr. Hooker informed the audience that in 2007 with the BRAC process and purchase of the property through EDC, transfer of certain buildings and a commitment made by the Authority included buildings to be set aside for onsite housing and services and to provide financial support for future offsite housing services. Mr. Hooker stated HUD standards and homeless services best practices have since changed and now staff is recommending board members adopt a Resolution regarding an MOU between MILRA and the Alliance of Nonprofit providers. The buildings in reference are 168, 169, 170 and 171 are to be used for the creation of 63 units as opposed to the original 97 units.

The Chairman recommended the approval of the Resolution regarding a Memorandum of Understanding Between McPherson Implementing Local Redevelopment Authority and Alliance of Nonprofit Providers. A motion to approve was properly made and seconded. Approval was unanimous.

Item: 10: Development/Finance Committee Members Resolution(s):

Mr. Hooker informed the Board that a Charter of the Finance Committee and Development Committee require the Board to authorize members of each committee.

A Resolution of the McPherson Implementing Local Redevelopment Authority recommended appointing the members listed below to the Finance Committee:

- Aaron Watson
- Richard Holmes
- Chandra Houston
- Sondra Rhoades-Johnson
- Thomas Weyandt

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

A Resolution of the McPherson Implementing Local Redevelopment Authority recommended appointing the members listed below to the Development Committee:

- Thomas Weyandt
- John Akin
- Brian McGowan
- Sharonda Hubbard
- Paul Shailendra
- Joyce Sheperd

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

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), notwithstanding the lack of a quorum of the McPherson Implementing LRA who are present and will enter into executive session. The purpose for the closed section is for members to (1) deliberate regarding the acquisition of interest in real estate, (2) deliberate concerning personnel 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.

Motion to Return to Open Session:

Chairman Ward asked for a motion to go back into open session. Approval was unanimous.

Adjournment:

The Chairman adjourned the meeting at approximately 4:10 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 18th day of August 2016.

- (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 18th day of August 2016 which was closed for the purpose of:

X DELIBERATION REGARDING REAL ESTATE MATTERS

X DELIBERATION REGARDING LEGAL MATTERS

DELIBERATION REGARDING ACQUISITION/DISPOSITION OF INTEREST IN REAL ESTATE

(To be spread on minutes upon conclusion of disposition of interest in real estate)

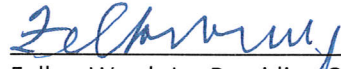
DELIBERATION REGARDING EXISTING LITIGATION OR OTHER LEGAL MATTERS

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.

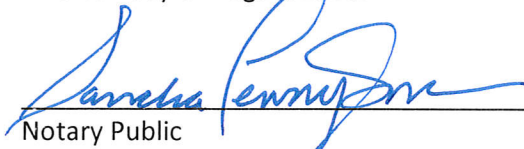
This 18th day of August 2016.



Felker Ward, Jr., Presiding Officer

Sworn and subscribed before me
This 18th day of August 2016.

Witnessed:



Notary Public

(SEAL)



Witness

my commission
Expires on 4/20/2019