



McPherson Implementing Local Redevelopment Authority

Development Committee Meeting April 11, 2017

A meeting of the Development Committee of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, April 11, 2017 at 1794 Walker Avenue, SW, Atlanta, GA 30310.

Committee Members:

Thomas L. Weyandt Jr., Chairman
Councilmember, Joyce Sheperd
Sharonda Hubbard
Brian McGowan
John Akin

Other Board Members:

Sondra Rhoades-Johnson
Felker Ward
Meredith Lilly
Fletcher Thornton
Chandra Houston

Staff, Legal Counsel and Others:

Brian Hooker, Fort Mac LRA
Sandra Tennyson, Fort Mac LRA
Denise-Perkins Griffith, Fort Mac LRA
Arthur Mallard, Fort Mac LRA
Pete Hayley, Fort Mac LRA
Robert Mosby, Fort Mac LRA
Michael Reeves, Adams Commercial
Quinton L. Spann, Representative for Commissioner Russell McMurry, DOT

Guests:

Alrich Lynch
Musah Lotallah, Mutal Home Solutions
T. Dallas Smith, T. Dallas Smith & Company
James L. Rhoden
Don Brooks
Ashish Bagle

Announcements and Welcome:

The Chairman called the Fort Mac LRA Development Committee meeting to order at approximately 3:10 P.M., and welcomed everyone to the meeting.

Mr. Brian Hooker, Executive Director, provided a safety briefing and thanked Sondra Rhodes-Johnson and Quinton Spann for agreeing to serve as the designated CPR administrators in case of an emergency.

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 January 12, 2017 Minutes and the March 9, 2017 Minutes. A motion to approve was properly made and seconded. Approval was unanimous.

Public Comment:

No one signed in for Public Comment.

Item:6: Development Overview:

Mr. Hooker gave a brief history of Fort Mac prior to conveyance by the U.S. Army. Mr. Hooker also discussed expenses inherited from the Army following the conveyance of the property. Mr. Hooker stated that an environmental team was engaged to deliver O & M Plans specific to individual buildings so that the LRA could begin earning leasing revenues. However, leasing had been otherwise delayed due to substantial costs, initially estimated at \$30 - \$60 per square foot, to bring existing buildings to leasable condition. Mr. Hooker noted that the physical needs assessment conducted in 2016 determined that the FORSCOM building requires \$22 Million in upgrades to be marketed successfully. On a positive note, Mr. Hooker informed the committee that the LRA is getting revenues and attracting capital with licensing agreements from the film industry.

Item:11: Executive Session:

Chairman Weyandt, made an announcement to move into Executive Session and 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 Development Committee 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.”

After the Chairman read the statement a motion to approve was properly made and seconded. Approval was unanimous.

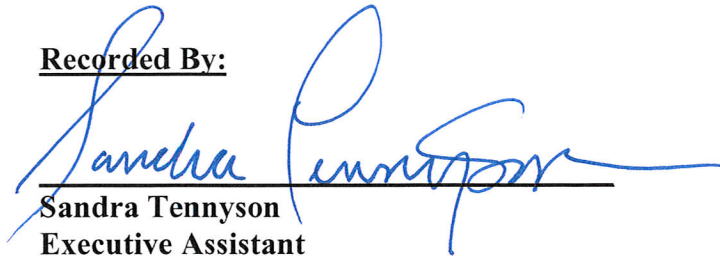
The Committee went into Executive Session for approximately 1 hour and 46 minutes.

Adjournment:

The meeting ended at approximately 5:11pm.


(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, Thomas L. Weyandt, Jr., who, after being duly sworn in, deposes and on oath states the following:


- (1) I was the presiding officer of the **Development Committee** of the McPherson Implementing Local Redevelopment Authority (the "Authority") held on the 11th day of April, 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 being 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 11th day of April, 2017 which was closed for the purpose of:

X DELIBERATION REGARDING ACQUISITION/DISPOSITION OF INTEREST IN REAL ESTATE
(To be spread on minutes upon conclusion of disposition of interest in real estate)

as allowed by *O.C.G. A.*, Title 50, Chapter 14 and was devoted to matters within those exceptions and as provided by law.

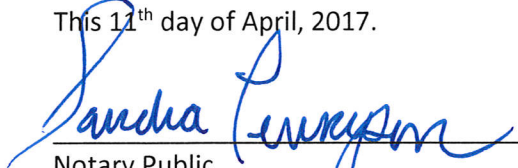
- (4) This affidavit is being executed for the purpose of complying with the mandate of *O.C.G.A.* § 50-14-4(b) that such an affidavit be executed.


11th day of April, 2017.


Thomas L. Weyandt, Jr., Presiding Officer

Sworn and subscribed before me
This 11th day of April, 2017.

Witnessed:


Notary Public (SEAL)


Witness

*my Commission
expires on 4/20/2019*