



McPherson Implementing Local Redevelopment Authority

Development Committee Meeting August 11, 2016

A meeting of the Development Committee of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, August 11, 2016 at 1794 Walker Avenue, SW, Atlanta, GA 30310.

Committee Members:

Thomas L. Weyandt Jr., Chairman
Sharonda Hubbard
Brian McGowan

Other Board Members:

Richard Holmes
Meredith Lilly
Sondra Rhoades-Johnson

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
Jeffrey Hicks, Fort Mac LRA
Kenneth Neighbors, Attorney, Greenberg Traurig

Guests:

Michael Monteleone, OASIS
Michael D. Reeves, Adams Commercial Realty
Barry Duperon, Artlanta
Nikia Knight, Artlanta
Ashley Jones, Artlanta
Kendall Putman, Artlanta
Al-Teron Williams, Artlanta

Tyree Smith, Atlanta
Kyle Hinshaw, Fox
Roderick Thomas, Atlanta

The Chairman called the Fort Mac LRA Development Committee meeting to order at approximately 1:05 P.M.

Announcements and Welcome:

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

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 and July 21, 2016 Minutes. A motion to approve was properly made and seconded. Approval was unanimous.

Public Comment:

No one signed in for Public Comment.

Item:5: Construction Update: VA Road:

Mr. Pete Hayley, Director of Program Management, gave a brief update on the VA Road stating that 11 of the 13 signatures have been signed off on and the remaining 2 are expected to be signed any day and he expects to have the signed permit no later than Monday or Tuesday of next week (being the week of August 15th), and that the project was on schedule and budget.

Item:6: Environmental Update:

Mr. Brian Hooker, Executive Director informed the committee there were three (3) parcels on the TPS side and one (1) parcel on the Fort Mac LRA side that were not transferred when the property was bought because the Army must first clean them to the appropriate standards. Mr. Hooker then presented Mr. Michael Monteleone, the Environmental Consultant hired by Fort Mac LRA.

Mr. Monteleone informed the committee that the Army had posted a plan for the Crematory and the Trap/Skeet for public record on July 29th and 30-day Public Comment should be ready at the end of August and then ready for the FOST (Finding of Suitability for Transfer), stating that each parcel gets their own FOST plan and goes out for 30-day Public Comment. Mr. Monteleone, stated that the Crematory and Trap/Skeet are both projected to transfer in October and both will be contained in one FOST document. Mr. Monteleone stated a feasibility study is being conducted on the dry cleaners and is expected to be completed by Summer of 2017.

Item:7: Property Update: Operations and Maintenance:

Mr. Arthur Mallard, Director of Real Estate and Economic Development, gave a brief update stating that our O&M contractor, Pittman and Associates, inspects the buildings on daily, weekly, or monthly cycles. Health and safety issues are 1st priority, and general repairs are 2nd priority. Fort Mac LRA and O&M contractor agreed to reduce the scope of the contract, and based on that reduction, the contractor is meeting our needs. Mr. Mallard also gave a status update on the gravel road, Guard Station, Buildings 100 & 101 as well as the FORSCOM HQ Building.

Item: 8: Marketing Update: FORSCOM HQ:

Mr. Mallard informed the committee that it would cost approximately 23 million dollars to bring the FORSCOM HQ Building up to a base building condition to prepare it for leasing, and that it has been determined to be not financially feasible to lease out as an office building. Mr. Mallard stated that the building is still an asset just has to revisit how it should be marketed.

Item: 9: Brokerage Update:

Mr. Mallard introduced Mr. Michael Reeves with Adams Realty who has been selected to list properties in the Fort Mac LRA Historic Village District. Mr. Reeves stated that his company has been in the Grant Park area since 1979 and their experience has been in historic and redevelopment districts with various cities such as downtown Atlanta, West End, DeKalb and College Park. Mr. Reeves stated that his marketing approach would be one that would entail and capture the vision that Fort Mac could be, including the temporary leasing of space to TV and film production.

Item: 10: Procurement Update; Reissue of RFQ for Duplexes as RFP:

Mr. Mallard informed the committee that originally three bids had been received, proposals had been graded and finalists interviewed; however, after the process staff concluded that an expanded scope would be necessary and thus recommended re-issue of the RFQ as a RFP to include asking for a development partner with financial capacity. Mr. Mallard stated that he's currently rewriting the RFP and plans to have it ready for submittal in short order.

Item:11: Partnership Update: Georgia Power:

Mr. Hooker, stated that staff has been in communications with Georgia Power in reference to the vision for Fort Mac LRA property and that the Economic Development Engineering Service group at Georgia Power Resource Center made an on-site presentation of possible use of buildings and the demographics for the area to help with market presentations.

Mr. Hooker, also informed the committee that several state partners were brought in by Georgia Power in order to provide information on resources and incentives that could be provided by the state. It was also discussed with Georgia Power the possibility of the FORSCOM HQ building being marketed as a data center as suggested by Colliers.

International the marketing firm hired to market the FORSCOM HQ building and if so it would take 10 MW and that would be redundant and Georgia Power has been asked to investigate the feasibility of this and asked to come back in September with a response. Mr. Hooker stated that Georgia Power has worked with staff on operational items that would help reduce energy and in getting the best rates possible.

Item:12: Alliance Partners MOU-Resolution:

Mr. Hooker, informed the committee that Fort Mac LRA had agreed to set aside specific parcels and buildings off the market for the homeless providers for their renovation and use, identifying those buildings as 168, 169, 170 and 171.. As part of the renovation, the Alliance of nonprofit providers including Progressive Redevelopment, Inc., Hope Atlanta, Mercy Care of Atlanta, Inc., and Community Advanced Practice Nurses, Inc., must pay the cost of environmental remediation by a certified environmental contractor approved by the Authority. A copy of the MOU was included in the committee's package outlining the details of what would be expected on the homeless providers and the Authority. Mr. Hooker also brought to the committee's attention a City of Atlanta ordinance requires a 2 thousand feet buffer between homeless provider services, and referenced th a map that showed homeless services provider facilities within the Fort Mac area.

Mr. Hooker stated that staff is asking the Development Committee to recommend to the full board permission to sign off on the Resolution of the Memorandum Of Understanding for The Provision Of A Homeless Services Program With An Alliance of Providers.

Chairman Weyandt recommended to the committee that this item be taken to the full board for their approval. A motion to approve was properly made and seconded. Approval was unanimous.

Item:13: 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), notwithstanding the lack of quorum, the members of the McPherson Implementing LRA Development Committee who are present will enter into executive session. 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."

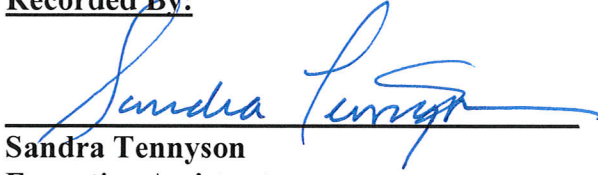
After the Chairman read the statement a motion to approve was properly made and seconded. Approval was unanimous.

Adjournment:

The Chairman adjourned the meeting at approximately 3:57 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, 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 11st 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 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 11st day of August, 2016 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)

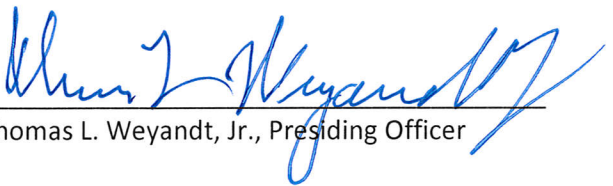
X DELIBERATION REGARDING EXISTING LITIGATION OR OTHER LEGAL MATTERS

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.

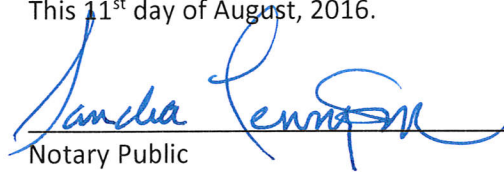
- (4) This affidavit is being executed for the purpose of complying with the mandate of *O.C.G.A.* § 50-14-4(b) that such an affidavit be executed.


11st day of August, 2016.


Thomas L. Weyandt, Jr., Presiding Officer

Sworn and subscribed before me
This 11th day of August, 2016.

Witnessed:


Notary Public (SEAL)


Witness

my
commission
expires on 4/20/2019