



## **McPherson Implementing Local Redevelopment Authority**

Executive Committee Meeting  
March 24, 2016

A meeting of the Executive Committee of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, March 24, 2016 at 1794 Walker Avenue SW, Atlanta, GA 30310.

### **Executive Committee Members:**

Felker Ward, Jr., Chairman  
Richard Holmes, Vice Chair  
Chandra Houston, Secretary  
Fletcher Thornton

### **Staff, Legal Counsel and Others:**

Brian Hooker, Fort Mac LRA  
Sandra Tennyson, Fort Mac LRA  
Denise Perkins-Griffith, Fort Mac LRA  
Robert Mosby, Fort Mac LRA  
Arthur Mallard, Fort Mac LRA  
Jeffrey Hicks, Fort Mac LRA  
Pete Hayley, Fort Mac LRA  
Tamara Felton-Howard, Fort Mac LRA Fellow  
Jameisha Washington, Fort Mac Fellow

### **Guests:**

Kenneth Deleon

Chairman Ward called the meeting to order at approximately 3:41pm

### **Announcements and Welcome:**

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

### **Approval of Agenda:**

Chairman Ward recommended the approval of the agenda. Chandra Houston made a motion to approve and it was seconded by Richard Holmes. Approval was unanimous.

### **Public Comment:**

The Chairman invited public comment and no one made comments.

### **Item No. 4: Recent Committee Meetings Update:**

Mr. Brian Hooker, Executive Director, gave a brief update on the Community Engagement Subcommittee meeting that was held at Fort Mac on Wednesday, March 24<sup>th</sup>, noting that Mr. Gamba Stewart was elected as its vice-chair. Mr. Hooker also mentioned that there was a presentation on the New Markets Tax Credits given by Mr. Dale Royal of Invest Atlanta. Also in attendance at the meeting was Commissioner Marvin Arrington, Jr. and Senator Nan Orrock. Mr. Hooker expressed his appreciation for Senator Orrock's support in the passing the updated enabling legislation. Mr. Hooker noted that the additions to the legislation gives Fort Mac LRA the ability to enter into a) ninety nine year lease agreements with the private sector and a b) public private partnerships. Mr. Hooker acknowledged Representative Pat Gardner, leader of the Georgia House Atlanta Delegation for her assistance in getting the legislation to the House and putting it on their agenda. The Chairman stated that Senator Orrock was very much supportive and very instrumental in making this happen. Mr. Hooker stated that a signing ceremony with the Governor has been requested and that members of the Board will be notified when an official date has been set. Also in the CES meeting Ms. Khalilah Birdsong was introduced as the TPS representative to CES.

Next, Mr. Hooker gave a brief update on the Development Committee meeting that was also held on March 15<sup>th</sup>, informing the committee that Colliers' International has been selected as the brokers for the FORSCOM building and that Rod Mullice attended the last Development Committee meeting and gave a brief history of his company and the team that would be working with him. Mr. Hooker also informed the committee that Mr. Michael Monteleone with Oasis, the new Environmental Company that was selected to help clean up the property, was in attendance as well and he gave a brief update on his company and what their role would be here on the base. Ms. Chandra Houston asked if the Board would see or hear what Colliers International believes would be suitable for the FORSCOM building. Mr. Hooker responded that some of their ideas were shared during the Executive Session.

Mr. Hooker also noted that at the last Finance Committee local match funding was discussed and that a request is being formulated to ask OEA for supplemental funding for 2016 and additional funding for 2017. Additionally, it was reported in the Finance Committee meeting that the variance for the Utility Recovery Revenue was overstated by approximately \$350k, resulting in and expected fiscal year end cash balance reduction from \$3MM as revised to approximately \$2.65MM.

#### **Item No. 5: Resolution-Property & Casualty Insurance Broker:**

Mr. Hooker stated that the Chairman of the Finance Committee voted that they move the procurement of the Property & Casualty Insurance Brokerage to the Executive Committee due to the amount of the procurement, \$147k, which is right at the threshold for full Executive Committee approval before going before the full board.

Mr. Hooker stated that the RFP was posted and JLM Risk Management Inc., Brokerage was the firm selected as the broker and in order for them to move forward with soliciting an insurance company they would need pre –authorization from the board. Mr. Hooker also stated that the Resolution ties it all together and JLM is not to exceed \$180,000.00

Mr. Richard Holmes wanted to know what the policy covered and Mrs. Perkins-Griffith explained that it covered property and general liability and board members, but excluded environmental insurance policy. The environmental insurance policy is paid for three years and will be addressed upon renewal in 2018.

Ms. Chandra Houston asked what incentive the broker would have looking for a lower cost, which would lower their commission base. Ms. Perkins-Griffith stated that the broker would want to please the authority and also the market is soft.

Mr. Fletcher Thornton wanted to know how the RFP was advertised. Mrs. Perkins-Griffith stated that it was advertised through the Fulton County Daily Report, Fort Mac LRA website and e-mail blast to more than 5,000. Mr. Thornton also requested that at the next board meeting there be a schedule of the insurance policies that are coming up for renewal.

The Chairman asked if this was a line item in the budget and Mr. Hooker said yes it was.

After discussion the Board recommended the resolution be changed to indicate acceptance of the RFP proposal from JLM Risk Management Group, Inc., with a copy the RFP proposal response being attached as Exhibit A to the resolution.

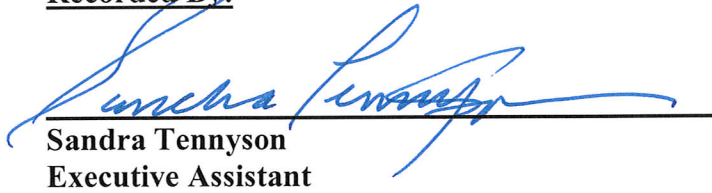
#### **Approval of Item No. 5:**

Mr. Richard Holmes made a motion to approve the Resolution-Property & Casualty Insurance Broker and it was seconded by Ms. Chandra Houston. Approval was unanimous.


#### **Adjournment:**

Vice-Chairman Richard Holmes made a motion to adjourn and it was seconded by Chandra Houston. Approval was unanimous. The Executive Committee meeting ended at approximately 4:44 pm.

Recorded By?

  
Sandra Tennyson  
Executive Assistant

Approved By

  
Brian C. Hooker  
Executive Director