



**McPherson Implementing Local Redevelopment Authority
Joint Meeting of the Finance and Development Committee Meeting
October 19, 2017**

A meeting of the Development and Finance Committee of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, October 19, 2017 at 1794 Walker Avenue, SW, Atlanta, GA 30310.

Committee Members:

Aaron Watson, Chairman
Thomas Weyandt
Chandra Houston
Sondra Rhoades- Johnson

Other Board Members:

Felker Ward
Marvin Arrington
Meredith Lilly

Staff, Legal Counsel and Others:

Brian Hooker, Fort Mac LRA
Sandra Tennyson, Fort Mac LRA
Arthur Mallard, Fort Mac LRA
Pete Hayley, Fort Mac LRA
Robert Mosby, Fort Mac LRA
Mahalia Paul, Fort Mac LRA
Kenneth Neighbors, Attorney, Greenberg Traurig
Peter Andrews, Attorney, Greenberg Traurig
Eric Castleson, Greenberg Traurig
John VanBrunt, Office of Commissioner Christopher Nunn, Community Affairs
Quinton L. Spann, Office of Commissioner Russell McMurry, DOT

Guests:

Michael Forsyth, Banks, Finley, White & CO.
Michael Monteleone, OASIS
Michael Reeves, Adams Commercial Real Estate
Jon Topper, Tapestry Development
Bruce Gunter, Progressive Redevelopment, Inc
Keith Quarles, A2D

Jerrald Rector, A2D

Announcements and Welcome:

Chairman Aaron Watson, called the meeting to order at approximately 1:09P.M., and thanked everyone for their presence.

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 Fort Mac staff member, Mr. Robert Mosby, has been designated to call 911. Sondra Rhoades-Johnson and John Vanburnt volunteered to administer CPR if warranted.

Approval of Agenda:

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

Approval of Minutes:

Chairman Watson recommended the approval of the Finance Committee, August 10, 2017 minutes. A motion to approve was properly made and seconded. Approval was unanimous.

Public Comment:

No one signed in for public comment.

Item: 7: FY17 Audit Presentation:

Mr. Robert Mosby, Senior Accounting Manager, introduced Mr. Michael Forsythe, Partner with Banks; Finley, White & Co., who gave a detailed Independent Auditor's Report for the fiscal year ending June 30, 2017. The report included the scope of the audit, management's responsibilities and auditor's responsibilities.

Mr. Forsythe, presented the statement of net position, statement of revenues and change in fund net position, and the statement of cash flows as of June 30, 2017, the summary of the single audit results, which included the financial statements and federal awards. The report also entailed the conduct of the audit and the status of deliverables. A detailed report was included in the board's packet for their perusal.

Item: 8.: Resolution- Acceptance of Audit:

Mr. Tom Weyandt recommended the acceptance of the Audit presented by Banks, Finley, White & Co., with the following corrections before presenting to the Board for approval:

- MILRA is considered a "low risk auditee" and the word "not" is to be removed (P.9)
- The word "None" area needs to be added the bullet "difficulties encountered in performing the audit" (p.11).

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

Item: 9: HUD Commitment- Alliance Update:

Mr. Hooker stated that with respect to the HUD commitment regarding supportive housing, an MOU has been put in place with the homeless alliance and asked Mr. Pete Hayley, Director of Program Management, to introduce the topic. Mr. Hayley summarized the Alliance MOU milestones and noted that the Alliance was not fully compliant with the requirements. Mr. Hayley then introduced Mr. Bruce Gunter of Progressive Redevelopment Inc., to give an update from the perspective of the Alliance. Mr. Gunter explained that the plan is to develop 72 units of mixed income supportive housing for the homeless to include one and two-bedroom units. Mr. Gunter stated that they have already been in discussion with an architect and a general contractor. Mr. Gunter stated that they have identified a likely source of funding and they're asking for a six-month extension from the board. Mr. Gunter introduced Mr. Jon Topper with Tapestry Development who stated that the services will cater to the individual needs of the tenants.

After the presentation the committee decided not to take any action on the MOU, allowing the properties covered by that MOU to remain available to the Alliance. .

Item: 10: FiberNet Update:

Mr. Hooker gave a brief update to the committees on the FiberNet Project, stating that in June 2016 staff had requested authorization to develop and to issue a RFP for an Open Access Carrier to implement a fiber-to-the-premise network that would provide broadband connectivity to all premises within the Fort McPherson Campus and to some of the surrounding communities. Mr. Hooker stated that an MOU had been negotiated for establishing an agreement of partnership with Fort Mac LRA and A2D.

Mr. Hooker stated that Mr. Keith Quarles and Jerrald Rector, of A2D was in attendance and asked they introduce themselves to the board. Mr. Quarles stated that the company startup was in 2005 with construction management and network design to private and public entities and in 2006 they begin to buildout their own infrastructure as a carrier.

A redlined copy of the MOU was included in the committees' books.

Item: 11: Master Developer Update:

Mr. Hooker gave an update on the Master Developer's progress and the timeline. Mr. Hooker informed the committee that a 3-day planning session was held the first week of October that was well attended and was quite informative. Mr. Hooker also stated that there are weekly meetings with the Authority's staff and the Macauley team. Enclosed in the committees' packet was also a preliminary summary of the Master's Development Agreement, that detailed the following:

- Project Description
- Project Areas
- Terms of the Masters Development Agreement
- Costs, Cost and Revenue Sharing and Contribution Parcels
- Due Diligence

- Default and Remedies
- Transfer of Master Development Agreement

A detailed copy of the agreement was included in the board's packet for their perusal.

Item: 12: Project "Elevation"-Investing Equity and Debt in the Property:

Mr. Hooker, gave a report on the potential income of the Townhomes and the Commercial properties upon them being brought up to standard. He also stated that 600k per year could be generated for operational expenses in addition to the benefit of being tax-free.

A project Elevation Summary was included in the board packet along with an Income/Expenses Proforma for 5 years for the committees' perusal.

Item: 13: FY18 Financial Update and Expenses through December 2017:

Mr. Mosby, gave an update for the Financial outlook for the period ending December 31, 2017, that included operating cost for caretakers, salaries, development contractors and other expenses. A detailed report was enclosed in the board's package for their review.

Item; 14: Motion-Expenses through December 2017:

The Chairman recommended the acceptance of the Financial report expenses through December 2017. A motion to approve was properly made and seconded. Approval was unanimous.

Item; 16: Executive Session:

N/A.

Item:17: Resolution-Offer to Sell:

Moved to the Board Meeting agenda.

Item: 18: Resolution-Authorizing Project "Elevation:

Move to the Board Meeting agenda.

Item: 19: Resolution-Act on Alliance MOU:

Moved to the Board Meeting agenda.

Item: 20: Resolution-FORSCOM PSA:

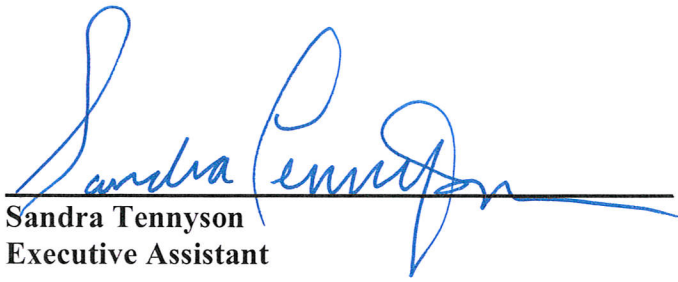
Moved to the Board Meeting agenda.

Adjournment:

A motion to adjourn was properly made and seconded. Approval was unanimous. The meeting was adjourned at approximately 3:16 P.M.

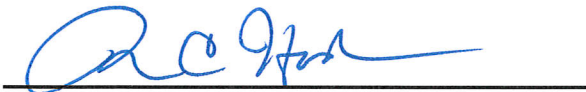
(signatures follow)

Recorded By:



Sandra Tennyson
Executive Assistant

Approved By:



Brian C. Hooker
Executive Director