



**McPherson Implementing Local Redevelopment Authority**

**Special Called Meeting  
May 11, 2017**

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

**Board Members:**

Felker Ward, Jr., Chairman  
Richard Holmes, Vice-Chairman  
Aaron Watson, Treasurer  
Chandra Houston, Secretary  
Meredith Lilly  
Sondra Rhoades-Johnson  
Fletcher Thornton  
Thomas Weyandt

**Ex-Officio Members:**

Park Cannon, State House of Representatives, District 58  
John Van Brunt, Office of Commissioner Camila Knowles

**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  
Kenneth Neighbors, Attorney, Greenberg Traurig

**Guests:**

Lance Davenport, Davenport Worldwide Development

The Chairman called the meeting to order at approximately 2:28 P.M.

**Announcements and Welcome:**

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

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 Security must be called immediately after calling 911 and board member Sondra Rhoades-Johnson and Quinton Spann were 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 February 9, 2017 Board Minutes. A motion to approve was properly made and seconded. Approval was unanimous.

**Public Comment:**

No one signed in.

**Item: 6: Development Committee Update:**

Mr. Thomas Weyandt, Chairman of the Fort Mac LRA Development Committee, gave an update to the board from the Development Committee's last meeting held on April 11, 2017. In this meeting, it was discussed that extra revenue could be generated through the leasing of buildings on the property, however they would have to be brought up to leasable conditions.

Mr. Weyandt, read the following statement to the board on behalf of John Atkins, who could not personally be in attendance; "I have read the summary materials and discussed a few follow up questions live with Brian. I am very comfortable that this represents a fair deal for the LRA and applaud the efforts to get the negotiations to this point. Please pass along my full support to the remainder of the board today in my absence."

**Item: 7: Finance Committee Update:**

Mr. Aaron Watson, Chairman of the Finance Committee, recapped what was discussed at the Finance meeting prior to the Special Called Meeting. Mr. Watson stated that an update was given on Fort Mac's budget and that its on track. Mr. Watson also stated that Fort Mac has support from the City of Atlanta and that several Resolutions were approved and to be presented at the Special Called Meeting for final approval.

**Item:8: Resolution- Authorizing Letter of Support for Application:**

Mr. Watson stated the Resolution for the Letter of Support for Application has been discussed at the Finance meeting and members had voted on its approval. Mr. Watson is now recommending the acceptance of the Resolution for the leasing of Building 136 to the

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

**Item: 9: Resolution(s)- On Call Architectural Services:**

Mr. Hooker, stated that from time to time architectural services are needed to bring buildings to leasable conditions and as discussed at the Finance meeting staff is asking for approval to move forward. Mr. Hooker informed the board that approval was granted at the Finance meeting to present the request to the full board.

Chairman Ward recommended the approval of the Resolution for On-Call Architectural Services. A motion to approve was properly made and seconded. Approval was unanimous.

**Item: 10: Resolution-Surveyor Services Contract:**

Mr. Watson, stated that the Resolution for a Surveyor's Services Contract was discussed at the Finance meeting and approved to be presented to the full board. Mr. Watson recapped that this surveyor's contract was needed as a condition to move forward with the master developer and to assist with underground utility locations on the 145 acres that belongs to Fort Mac LRA.

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

**Item: No.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), A quorum of the McPherson Implementing LRA 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 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 and 38 minutes.

**Motion to Return to Open Session:**

The Chairman asked for a motion to return to open session. Approval was unanimous.

The Chairman stated that during the Executive Session, several items were discussed and he's now recommending approval from the board.

The Chairman recommended the approval of the mutual extension of Memorandum of Understanding by and between McPherson Implementing Local Redevelopment Authority and TA II Acquisition LLC, an affiliate of Turner-Agassi Charter Facilities Fund II, L.P., to be extended an additional six months. A motion to approve was properly made and seconded. Approval was unanimous.

The Chairman recommended the approval of the Resolution to allow the Chair, Vice Chair, or Executive Director to approve and execute leases with tenants based on threshold levels, maximum ten thousand square feet and total annual maximum consideration limits. A motion to approve was properly made and seconded. Approval was unanimous.

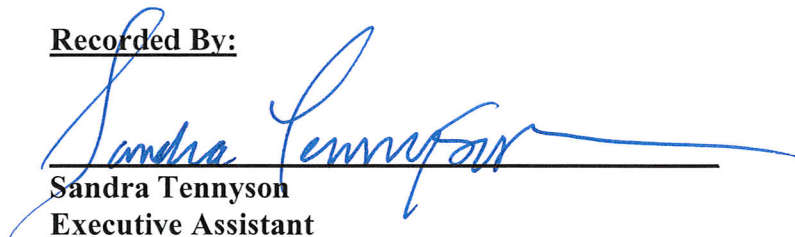
The Chairman recommended the approval of the Resolution of the Master Development Agreement relating to the disposition and redevelopment of a portion of Fort McPherson. A motion to approve was properly made and seconded. Approval was unanimous.

**Adjournment:**


The Chairman adjourned the meeting at approximately 4:20 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 11<sup>th</sup> day of May 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 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 11<sup>th</sup> day of May 2017 which was closed for the purpose of:

**X DELIBERATION REGARDING REAL ESTATE 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.

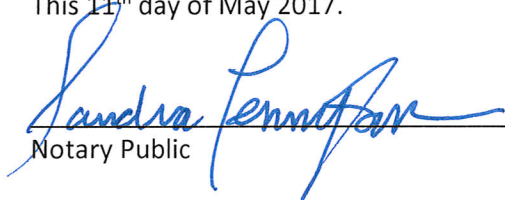
This 11<sup>th</sup> day of May 2017.



Felker Ward, Jr., Presiding Officer

Sworn and subscribed before me  
This 11<sup>th</sup> day of May 2017.

Witnessed:



Notary Public

(SEAL)



Witness

*my Commission  
expires on 4/20/2019*