



**McPherson Implementing Local Redevelopment Authority**

**Board of Directors Meeting**

**February 9, 2017**

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, February 9, 2017 at 1794 Walker Avenue, SW, Atlanta, GA 30310.

**Board Members:**

Felker Ward, Jr., Chair  
Richard Holmes, Vice Chair  
Chandra Houston, Secretary  
Aaron Watson, Treasurer  
Brian McGowan  
Sondra Rhoades-Johnson  
Fletcher Thornton  
Thomas Weyandt

**Ex-Officio Members:**

Joyce Sheperd, City of Atlanta Councilmember  
John VanBrunt, Office of GA DCA 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  
Brian Andre Dorelus, Fort Mac LRA Fellow  
Mahalia Paul, Fort Mac LRA  
Peter Andrews, Attorney, Greenberg Traurig

**Guests:**

Allean Brown  
Althea Brown

The Chairman called the meeting to order at approximately 2:12 P.M.

**Announcements and Welcome:**

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

The Chairman recognized that a quorum was not yet in place and preceded with items on the agenda that did not require any action.

Mr. Brian Hooker, Executive Director, provided a safety briefing describing the location of exits, fire extinguishers and restrooms in the facility and instructed that in the event of an emergency Fort Mac LRA Security must be called immediately after calling 911. He noted that we do not have a defibrillator.

**Public Comment:**

Ms. Althea Brown stated that she would like to prepare a documentary on the History of Fort Mac to be used for educational purposes. Ms. Brown is also looking at grant(s) for funding the project and asking for the Board's approval to present her request to the Community Engagement Subcommittee (CES) to work with her on this project.

Ms. Allean Brown still has concerns with the fence along the Campbellton Road side. Ms. Brown mentioned that she would like to see this incorporated into the LCI plan which would give access to the base property and alleviate some of the traffic congestion on the Campbellton Road side.

**Item: No: 6: Executive Director's 2016 Recap:**

Mr. Hooker asked that the Fort Mac Fellows Mahalia Paul and Brian Andre Dorelus give a brief introduction of themselves to the board.

Mr. Hooker gave a brief update to the Board stating that 2016 was a solid year for the Authority. Below is a list of accomplishments:

- The Sayers Street (VA Road) extension was completed in December 2016.
- OEA agreed to extend and expand grant funding for fiscal year 2017.
- Secured several license agreements for filming.
- Completed LCI on time and on budget.
- Achieved adoption by NPU's and Atlanta City Council.
- Fort Mac brand was enhanced., eg. Fall Festival and Food Trucks, attracting over 1,000 visitors to the base.
- Successfully achieved MILRA's legislation through the Georgia General Assembly.
- Successfully co-hosted the Association of Defense Communities (ADC) in October. The tour of the Tyler Perry Studios a big hit with the group!
- Entered into MOU with a charter school to build on the property.

**Item: No:7: Community Engagement Subcommittee:**

Councilmember Joyce Sheperd gave the committee an update on the last CES meeting held on 1/25/2017, thanking Pete Hayley and Brian Hooker for their participation and keeping the committee up to date on the goings on the property. Councilmember Sheperd informed the board that Nancy Flake Johnson and Tracey Mosley with Urban League of Greater Atlanta gave an update on job creations. Councilmember Sheperd stated that the Urban League and CES are in the process of developing an orientation for community members interested in pursuing jobs in the film industry. Councilmember Sheperd also stated that Ms. Khalilah Birdsong from Tyler Perry Studios informed the committee that the Urban League's orientation is key and is much needed to create a solid infrastructure.

A 2016 Annual Project Impact Report was included with Councilmember Sheperd's report.

**Approval of the Minutes:**

Acknowledging that a quorum was now in place the Chairman recommended the approval of the December 15, 2016 Board Minutes. A motion to approve was properly made and seconded. Approval was unanimous.

**Approval of Agenda:**

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

**Item: No: 8: Development Committee Update:**

Mr. Thomas Weyandt, Chairman of the Development Committee, informed the board that at the last meeting of the Development Committee a discussion was held about the VA Road contract amendment where additional funding was needed per safety concerns. The committee approved the motion for the additional funding and agreed to present it to the full board for final approval.

**Item: No: 9: Resolution- VA Road Extension Contract Amendment:**

Mr. Hooker informed the board that due to safety concerns expressed by the Veterans Administration and Fort Mac staff is now asking for an increase in the previous cost. Mr. Hooker informed the board that cost is not to exceed Sixty Thousand Dollars for the change order. This change order would allow for the installing of guardrails and additional concrete being added to the slope.

Mr. Thomas Weyandt interjected by stating that this resolution had been discussed and approved at the Development Committee meeting and a motion taken to pass it along to the full board for final approval.

The Chairman recommended the acceptance of the Resolution. A motion to approve was properly made and seconded. Approval was unanimous.



**Item: No: 10: Finance Committee Update:**

Mr. Richard Holmes gave a brief update to the Board from the Finance Committee meeting that had taken place prior to the Board's meeting. Mr. Holmes stated that staff is requesting for a change in Fort Mac LRA's Procurement Policy clarifying the use of Request for Qualifications to identify qualified vendors. Mr. Holmes stated it was agreed by the committee to approve staff's recommended changes to the procurement policy and come back for additional approval once further adjustments have been made per the Finance Committee's directives. Mr. Holmes also stated that a financial report was presented and it was noted that unexpected revenue has been generated through film leasing which offset the funds that were expected from the City of Atlanta that may not come in. Mr. Holmes stated that 2016 has been a positive year as to date.

**Item: No: 11: Resolution:**

Mr. Holmes explained that staff is asking for a change in the Procurement Policy as recommended by the Finance Committee and is now being presented to the full Board for final approval.

The Chairman recommended the adoption of the Procurement Policy as presented by staff. A motion to approve was properly made and seconded. Approval was unanimous.

**Item: No:12: Executive Committee Update:**

The Chairman informed the Board that Mr. Holmes, Ms. Houston and himself met on January 30, 2017. Mr. Hooker informed the board that at this meeting an Employee Policy Manual was presented to the committee for discussion. The Chairman asked Mr. Holmes and he agreed to take the lead on reviewing the draft policy and to reach out to other board members for their feedback/comments prior to the Board's meeting.

Mr. Holmes suggested that this matter be discussed in Executive Session.

**Item: No: 13: Resolution-Adoption of Employee Policy Manual:**

No action was taken at this time.

**Item: No: 15: Executive Session:**

The Chairman 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 read the following statement:

"Ladies and Gentlemen:

In accordance with O.C.G.A. Section 50-14-4(B), notwithstanding the lack of a quorum of the McPherson Implementing LRA who are present and will enter into executive session. The purpose for the closed section 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 3 hours and 16 minutes.

**Motion to Return to Open Session:**

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

After the meeting was reopened Mr. Hooker read the following statement:

A majority of the Members of the Authority, in Executive Session, approved the negotiation, execution and delivery of a lease agreement between the Authority and the Revelation Church of God relating to the Authority property located at 1719 Sayers Street, Atlanta, GA 30310, subject to review and approval of said lease agreement by the Development Committee and compliance with the parameters agreed to in Executive Session.

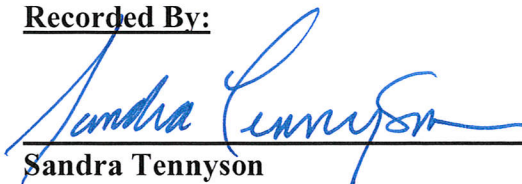
The lease agreement shall be reviewed by counsel to the Authority prior to its execution and delivery by the Authority. The Chair, Vice Chair or Executive Director of the Authority are each authorized to execute the lease agreement and the Secretary or Assistant Secretary of the Authority are each authorized to attest and seal, as necessary, the lease agreement. Any member of the staff of the Authority, and the consultants, attorneys and other professionals engaged by the Authority, are authorized to assist with the negotiation of the lease agreement.

**Adjournment:**


A motion to adjourn was properly made and seconded. Approval was unanimous. The meeting was adjourned at approximately 6:25 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 9<sup>th</sup> day of February 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 9<sup>th</sup> day of February 2017 which was closed for the purpose of:

**X DELIBERATION REGARDING REAL ESTATE MATTERS**

**X DELIBERATION REGARDING PERSONNEL 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.

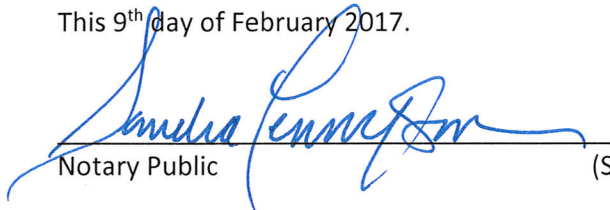
(4) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4(b) that such an affidavit be executed.

This 9<sup>th</sup> day of February 2017.

  
Felker Ward, Jr., Presiding Officer

Sworn and subscribed before me  
This 9<sup>th</sup> day of February 2017.

Witnessed:

  
Notary Public (SEAL)

  
Witness

*my Commission  
expires on 4/20/2019*