

McPherson Implementing Local Redevelopment Authority

Board of Directors Meeting

April 16, 2013

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Tuesday, April 16, 2013 at 1794 Walker Ave. Atlanta, GA 30310, the new office of MILRA.

Board Members:

Felker Ward, Jr., Chairman
Joseph Macon
Kenneth Deleon
Richard Holmes
Ayesha Khanna

Staff, Legal Counsel and Others:

Jack Sprott, MILRA
Sandra Tennyson, MILRA
Darlene Hawksley, MILRA
Michael Lusk, MILRA
James McCormick, MILRA
Ken Neighbors, Attorney, Greenberg Traurig
Kristin Denius, Attorney, City of Atlanta
Peter Andrews, Attorney City of Atlanta
Jalal Slade, City of Atlanta Mayor's Office
Kevin Johnson, Invest Atlanta
Mike Carellas, BTC Fort Mac
Michael Wilson, DOD/OEA

Guests:

Jim Currie, Masa Technology, Inc.
Peter Lyon, Epstein Group
Starlyn Baxter, Assoc. CU
Michael Fuori, Land Lease
Tiffany Blakemore, Smith Real Estates Svcs.
Brenda Archer, Residence Inn
Barbara Patton, ACU
Jim Stapleton
Myra Gist, E4Education
Sayeed Imran, Elegant Staffing
Michael Tyler, Elegant Staffing
Evelyn Zachery, GA Stand-Up

Stephanie Travis, GA Stand-Up
Dianese Howard, WSCO
Juanita Greene-Burton
Vincent Burton, Habesha Inc.
Glenda Knight
Laskesha Beamon, Councilmember Sheperd's Ofc.
J. Bivens, Councilmember Sheperd's Ofc.
Darrell Fitzgerald, HKS
Darlene Burke, ACU
Sharon Giles
Bruce Gunter, PRI
Ralph Brown, BDG
Shirley Harris, Atl. Workforce
Joyce Rhodes, Fulton County
Hilton Joseph, CAPN. Org. Community Advanced Nurses
Darlene Jackson, COA-APD
Bernard Russell, Stand-Up
James Hemphill, Stand-Up
Suzanne Milzten, (?)
Justin Giboney, Invest Atlanta

Chairman Ward called the MILRA meeting to order at approximately 1:09 p.m. Chairman Ward recognized and announced that a quorum was not in place. Chairman Ward asked that the Board Members review the Minutes from the last meeting and asked that items requiring a vote to be tabled and voted on at the next MILRA Board meeting when a quorum is in place.

Announcements and Welcome:

Chairman Ward thanked the audience for their continued support and welcomed them to the meeting. Chairman Ward also took the time to thank Michael Wilson from the office of DOD/OEA out of Washington, DC for joining us.

Chairman Ward reminded the audience about the sign-in-sheet for public comment for non-board members and asking that anyone making a comment to the Board to please state their name, address and to limit their comment to three minutes.

Item No. 4: Veteran's Administration Project Update:

Mr. Alvin Rosado, Acting Assistant Director at the Atlanta VA Medical Center was invited to the MILRA Board meeting to give an update on the Lawrence Joel VA Medical Center on the grounds of Fort McPherson. Mr. Rosado stated that the plans are moving forward in spite of a few setbacks. All three buildings are complete in reference to construction, environmental care modification and all safety checks and they are looking at four weeks to activation. Mr. Rosado reiterated again the services to be offered which include general mental health, substance abuse, women center of excellence, Morehouse School of Medicine, eye care and audiology services will be provided. The clinic will accommodate 40 beds and they are expecting to see 300 veterans per day.

Item No. 5: Community Engagement Subcommittee

Councilmember Sheperd was not in attendance and her assistant Jocelyn Bivens stated that the Councilmember had a previous engagement but did state that a job training session was taking place at the Atlanta Technical College Library at 4:00 PM, today and that this was possible with the help of Mr. Alvin Rosado and Councilmember Sheperd and 27 candidates had signed up. Ms. Bivens also reminded the audience and Board members that the Community Engagement Subcommittee meeting would be held on, Wednesday, April 17, 2013, at 5:30 pm- 7:00 pm here at the offices of MILRA and that everyone was invited to attend.

Public Comments:

Chairman Ward invited public comment and several people took the opportunity to speak.

Item No. 6: MILRA/FIC-FM Working Session Report:

Mr. James "Mac" McCormick stated that since March 11, 2013 a meeting between MILRA and FIC-FM has been held at the offices of MILRA to clarify the common objective of the MILRA program and to develop a single strategic mission to accomplish this objective. Mr. McCormick also stated that they have set in-place a regular Thursday meeting with their partner (MILRA and FIC-FM) and that future meetings have been scheduled with MARTA, Bering Straits, and Invest Atlanta, VA Facility Manager and Public Utility providers.

Item No. 7 Fort McPherson Land Survey:

Mr. James McCormick stated that under the conveyance schedule, the MILRA is responsible for all land surveys and that the following companies were contacted by e-mail for services to be rendered:

- Corporate Environmental Risk Management (CERM)
- Agility Surveying Co., Inc.
- Seiler & Associates, Inc./Professional Surveyors
- MACTEC

Mr. McCormick stated that only two of the solicited firms had provided proposals for the requested services and that MILRA had asked each provider to provide clarification and requested if either of the companies anticipated an extension to modify their proposals. An extension was given from the original March 21, 2013 to March 27, 2013 and both proposers conducted site visits with the MILRA Team members. The two respondents were CERM and Seiler & Associates and the proposal results are listed below:

- **CERM –Proposal No. 11p-0313-06 dated March 20, 2013 (\$67,100.00)**
- **SEILER & ASSOCIATES, INC. Proposal No.13-2073 Dated March 27, 2013 (\$35,000.00)**

Mr. McCormick stated that after the proposal evaluation procedure, MILRA requested that additional services be included for the additional property boundary reviews for the proposed USARC boundaries which will require interim reviews and the revision for these services modified Seiler & Associates, Inc., Proposal No. 13-2073 revision submitted on April 3, 2013 in the amount of \$43,000.00. Each proposal was asked to verify their commitment to perform the services per the information provided for delivery by May 28, 2013 and this was confirmed by both parties. Mr. McCormick stated that based on the confirmations received and the validation of completed work, MILRA staff will award the contract to Seiler & Associates, Inc.

Item: 8 Finding of Suitability to Transfer Document Review:

Mr. Spratt stated that the purpose of this Finding of Suitability to Transfer (FOST) is to document environmental suitability of the property at Fort McPherson for transfer to the McPherson Implementing Local Redevelopment Authority (MILRA), consistent with Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120(h) and Department of Defense (DOD) policy. Mr. Spratt stated that MILRA is the authority established by the State and recognized by the Secretary of Defense as the entity responsible for developing and implementing the approved redevelopment plans. In addition, the FOST includes the CERCLA Notice, Covenant, and Access Provisions and Other Deed Provisions and the Environmental Protection Provisions (EPPs) necessary to protect human health or the environment after such transfer.

Mr. Sprott said that the most critical sections of the FOST are Enclosures 10 and 11, which are provisions that the Army will want to incorporate into the Deed to the MILRA, at which point these notices and covenants will become binding and that he is asking all board members, our environmental consultants, legal counsel, and the FIC-FM development team review and comment on this document and that he's targeting April 19th to have our comments back to the Army and a 30 day public comment will commence.

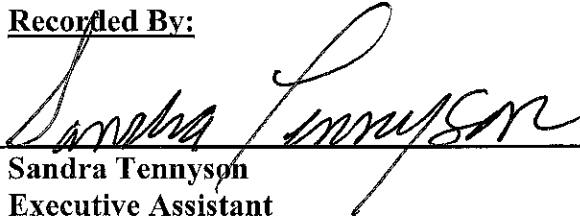
Item No. 10 Economic Conveyance Application:

Mr. Sprott stated there is a laundry list of things to do before the property can be transferred and a formal EDC Application has been submitted to the Army. Mr. Sprott stated that the overall goal is to gain ownership of and direct the redevelopment of the 488-acres former Fort McPherson to create jobs and promote economic development. A copy of the Executive Summary was enclosed in the Board Members handout for their perusal and was self-explanatory.

Adjournment:

The MILRA Board meeting ended at approximately 2:21 P.M.

Recorded By:


Sandra Tennyson
Executive Assistant

August 13, 2013

Approved By:


Jack Sprott
Executive Director