

McPherson Implementing Local Redevelopment Authority

Board of Directors Meeting

January 28, 2015

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Thursday, January 28, 2015 at 1794 Walker Ave. Atlanta, GA 30310.

Board Members:

Felker Ward, Jr., Chairman
Richard Holmes, Vice Chair
Chandra Houston, Secretary
Kenneth Deleon
Meredith Lilly
Brian McGowan
Aaron Watson
Thomas Weyandt

Ex-Officio:

Joyce Sheperd, Atlanta City Councilmember
Nan Orrock, State Senator, District 36

Staff, Legal Counsel and Others:

Brian Hooker, MILRA
Sandra Tennyson, MILRA
Darlene Hawksley, MILRA
James McCormick, MILRA
Michael Lusk, MILRA
Ken Neighbors, Attorney, Greenberg Traurig
Jocelyn Bivens, City of Atlanta Council Staff
Kimberly Carter, Office of Commissioner Camila Knowles
Barbara Washington, City of Atlanta Council Staff
Clifford Ice, City of Atlanta Council Staff
Andre Dickens, Atlanta City Councilmember
Ali Carter, City of Atlanta Council Staff
Jalal Slade, Mayor's Office City of Atlanta

Guests:

Jay Scott, Greenrock
Jo G. Emerson, BHOA
Bruce Gunter, PRI
William Stanley, Stanley Love Stanley
Ivenue Stanley, Stanley Love Stanley

Robbie Hunter, NPU-S
Regina McClain, Opportunity Staffing
Jackie Watson
Barbara Schwartz, BRAC
Starlyn Baxter, ACU
Barbara Patton, ACU
Roslyn Bayln, CANO
Michael Hopkins, NPU-X
Amy Johnson, Oakland City Community
Chioke Perry, Atlanta Public Sector Alliance
Dianese Howard, Venetian Hills
Darrell Fitzgerald,
Shirley Gomez, WSCO
Steve Williams, CV
Matt Garbett, AP
Ernestine Faircloth, Stand-Up
Dionne Stewart, Sylvan Hill-NA
Edith Ladepo, CHCBA
Ron Shakir

The Chairman called the MILRA meeting to order at approximately 6:09 PM.

Announcements and Welcome:

The Chairman thanked the audience for their continued support and welcomed them to the meeting. The Chairman reminded the audience about the sign-in-sheet for public comment and asking that anyone making a comment to the Board to please state their name, address and to limit their comment to three minutes.

Approval of Agenda:

The Chairman recommended the approval of the agenda. Thomas Weyandt made a motion to approve and it was seconded by Richard Holmes. Approval was unanimous.

Approval of the Minutes:

The Chairman recommended the approval of the December 09, 2014 Minutes with the amending that the December 9, 2014 Minutes reflect that this was a Special Called Meeting of the MILRA Board. Thomas Weyandt made a motion to approve and accept this amendment and it was seconded by Richard Holmes. Approval was unanimous.

Item No. 4: Executive Director's Report:

Mr. Hooker, stated that thanks to the support of Mayor Kasim Reed his trip to the Pentagon in Washington was a success. Mr. Hooker informed the board and audience that the Mayor has committed to providing MILRA the security that is needed to satisfy the Army, and that the Army has committed to conveying the property to MILRA at the end of February, however we are still waiting for written confirmation. Another positive on the trip was that the Deputy Secretary of Veterans Affairs has committed to approving release of their rights to Walker Avenue in time for the end of February target date for ownership of the property from the Army.

Mr. Hooker stated that the first directive to the Redevelopment Guidelines is to be guided by market realities and that the output from the McPherson ULI TAP will enable MILRA to accelerate planning and design, securing funding, and development of targeted marketing for the property, as well as to begin demolition, preservation, and infrastructure development-all of which are reflected in the FY15 budget. Mr. Hooker stated that the TAP will arm us to redevelop 144 acres with knowledge of what the market wants, which will enable MILRA to deliver to the community benefits they we have committed to and that Georgia Power has agreed to sponsor the TAP.

In conclusion Mr. Hooker stated that he has meetings with several commissioners, community organizations, local technical college and he was recently the keynote speaker at the South Fulton Chamber of Commerce.

Item No. 5: FY2015 Budget:

Mr. Michael Lusk, gave a report on the proposed McPherson Implementing Local Redevelopment Authority Fiscal Year 2015 Budget, which he stated was from July 2014 thru June 2015 with the first 6 months being actual activity and with a forecast of last 6 months of the year. Handouts were included in the board members packets and they were self-explanatory.

There was also a Resolution of the Members of the McPherson Implementing Local Redevelopment Authority-Concerning Approval of the Fiscal Year Budget and Other Official Actions that was enclosed in the Board Members packets for their review and approval.

Approval of Item No.5:

Aaron Watson made a motion to approve the Resolution of the Members of the McPherson Implementing Local Redevelopment Authority-Concerning Approval of the Fiscal Year 2015 Budget and Other Official Actions. It was seconded by Thomas Weyandt. Approval was unanimous.

Item No. 6: Homeless Subcommittee Update:

The Chairman stated that at the last Board Meeting the former Chairperson for the Homeless Subcommittee had been replaced and that her replacement Ms. Meredith Lilly had agreed to take on this role. Ms. Lilly stated that she was honored to have been appointed as the Chair of the Homeless Provider Engagement Subcommittee and that she was looking forward to working with the members of the board, staff and others in the community. Ms. Lilly stated that she wanted it to be clear that MILRA remained committed to fulfilling their obligations to the homeless while staying true to the economic development mission.

Ms. Lilly further stated that she was excited that MILRA was setting aside over 20 acres of land to be made available at no cost to the homeless services providers and that MILRA has also committed \$9.5 million to provide for additional units offsite and that she would be working closely with the MILRA Board and Staff to evaluate the membership of the committee, the recently submitted proposals and to finalize MILRA's agreements with the providers.

Item No. 7: Community Engagement Subcommittee Update:

Councilmember Sheperd informed the MILRA Board and the audience about the passing of Ms. Louvenia Gates, a MILRA CES member, who passed away during the Christmas Holidays. Councilmember Sheperd praised Ms. Louvenia Gates, contributions and highlighted her influence and participation in the regular CES meetings and her participation in the Ad Hoc Task Force.

Councilmember Sheperd stated that on December 4th, the CES Ad Hoc Task Force met with representatives of the MILRA board and reviewed the Tyler Perry Studios Presentation. Councilmember Sheperd commented on the professional, detailed and thorough presentation of the Ad Hoc Task Force presentation. Councilmember Sheperd further noted the time and dedication required by the members to prepare the document and thanked them for their hard work. Councilmember Sheperd also stated that at the December 17th CES meeting, the group engaged in a robust conversation regarding MILRA Board appointments and the need/desire of the CES members to have a community representative on the board. Councilmember Sheperd advised that a future meeting will be needed to continue the discussion and to make a recommendation.

Councilmember Sheperd stated that the next Community Engagement Subcommittee meeting would take place within the next couple of weeks and that an announcement would follow as to the date and time.

Item No. 8: Feedback to CES Task Force Presentation:

Mr. James McCormick, gave a presentation to the MILRA Board members and attending audience entitled "Recommendations from Staff Regarding a Response to the Presentation from the Community Engagement Subcommittee."

Mr. McCormick's presentation included several topics of concerns and interest from the community:

- Economic Development
- Public Safety
- Partnerships and Funding
- Community Development

A copy of the presentation was included in the Board packets and the audience was able to see a visual of the presentation as Mr. McCormick reviewed each area of concern.

The report highlighted the following points of interest:

- MILRA Staff anticipates development of aspects of CES-requested fencing, walls, site cameras, site lighting and other similar components within the upcoming planning efforts.
- MILRA Staff provided an analysis of the proposed Transfer Fee to the overall economic impact of the redevelopment and issued reservations regarding its feasibility.
- MILRA Staff's comments concurred with CES assertion about the importance of non-profit organizations to the redevelopment within and outside the McPherson boundaries. It was noted that this point required further study and discussion.
- MILRA Staff report states the possibility of usage of some MILRA facility and/or land in support of a community resource center led by funded and viable sources.

Public Comment:

Chairman Ward invited public comment and several members of the community took advantage of the opportunity to speak.

Item No. 10: Executive Session: Deliberation Regarding Acquisition of Real Estate and Legal Matters:

Chairman Ward made an announcement to move into Executive Session and read the following statement.

The Chairman read the following statement:

“Ladies and Gentleman:

In accordance with O.C.G.A. SECTION 50-14-4(B), a quorum of the McPherson Implementing LRA is present and will 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) receive Attorney-Client Communication concerning active litigation, and (3) discuss 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.”

Thomas Weyandt made a motion to approve and it was seconded by Brian McGowan. Approval was unanimous.


The Board went into Executive Session for approximately 52 minutes. Thomas Weyandt made a motion to end the Executive Session and it was seconded by Brian McGowan. Approval was unanimous.

After the Executive Session ended the Chairman asked that the meeting be reopened to the public. Richard Holmes made a motion to approve and it was seconded by Brian McGowan. Approval was unanimous.

Adjournment:


Tom Weyandt made a motion to adjourn; it was seconded by Richard Holmes. Approval was unanimous. The MILRA meeting ended at approximately 8:45pm.

Recorded By:



Sandra Tennyson
Executive Assistant

Approved By



Executive Director
Brian Hooker

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 28th day of January 2015.

- (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 28th day of January 2015 which was closed for the purpose of:

DELIBERATION REGARDING PERSONNEL MATTER

X DELIBERATION REGARDING ACQUISITION/DISPOSITION OF INTEREST IN REAL ESTATE
(To be spread on minutes upon conclusion of disposition of interest in real estate)

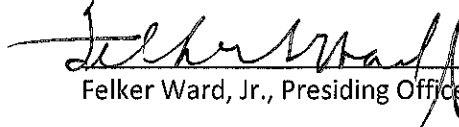
X DELIBERATION REGARDING EXISTING LITIGATION OR OTHER LEGAL MATTERS

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.

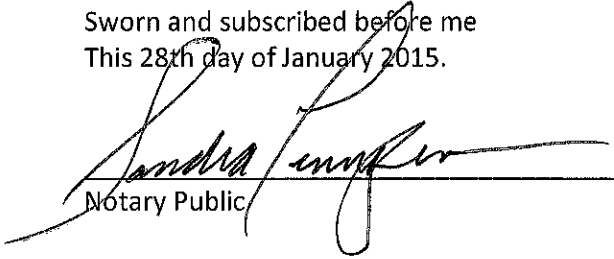
This 28th day of January 2015.



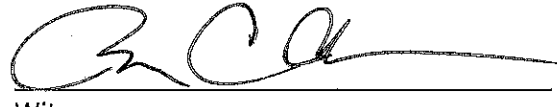
Felker Ward, Jr., Presiding Officer

Sworn and subscribed before me
This 28th day of January 2015.

Witnessed:



Notary Public (SEAL)



Witness

*my commission
expired on 5/17/2015*