

# **McPherson Implementing Local Redevelopment Authority**

Board of Directors Meeting

June 18, 2013

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Tuesday, June 18, 2013 at 1794 Walker Ave. Atlanta, GA 30310, the new office of MILRA.

## **Board Members:**

Felker Ward, Jr., Chairman

Kenneth Deleon

David Todd

Richard Holmes

## **Staff, Legal Counsel and Others:**

Jack Sprott, MILRA

Sandra Tennyson, MILRA

Darlene Hawksley, MILRA

Michael Lusk, MILRA

Kevin Johnson, Invest Atlanta

Michael Wilson, DOD/OEA

Councilmember Cleta Winslow, City of Atlanta

Reggie Taylor, City Manager of East Point

## **Ex-Officio Members:**

Councilmember Joyce Sheperd, City of Atlanta

## **Guests:**

Ralph Brown, Brown Design Group

Tarlee Brown, Brown Design Group

Carolyn Cratic, Antioch Baptist Christian Church

Charles Ware, Stand-Up

Kim Carter, for Commissioner Mike Beatty

Peter Lyon, Epstein Group

Starlyn Baxter, Assoc. CU

Lee M. Maywealth, Mayweather Enterprise, Inc.

Darryl Fitzgerald, HKS

Rhea McBride

Dr. Dave Crass, GA DNR

Barry Bates, Atlanta Tech. College

Glenda Knight, MACC

Monica Robinson, Fulton Co. Health

F. Finley, O'Neal  
Bob Knotts, O'Neal  
Mark Sanders, GRA  
Beatrice & Lawrence Soublet, Residents  
Justin Giboney, Invest Atlanta  
Jocelyn Bivens, Councilmember Sheperd's Office  
Zeblinder, Standard  
Allean Brown, SWC 3  
Jerry Robinson  
Anastasia Dodd, Atlanta City Council

Chairman Ward called the MILRA meeting to order at approximately 1:00 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 March 19, 2013 and April 16, 2013 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: Community Engagement Subcommittee Report:**

Councilmember Sheperd stated the Bylaws for the Community Engagement Subcommittee have revised the map surrounding Fort McPherson to reflect a red line radius which represents a 1 mile boundary for community engagement. Councilmember Sheperd stated the group reviewed the recommended map using the one mile radius to determine if a neighborhood should be considered for participation in the MILRA CES and based on this criteria, the Oakland City, Frog Hollow's seat on the Community Engagement Subcommittee should be removed and replaced with Semmes Park, Delowe-Connally and Jefferson Park.

Councilmember Sheperd informed the audience and the Board that there would be a Community Engagement Subcommittee meeting at the offices of MILRA, on Wednesday, June 19, 2013 at 5:30 pm and that the public and Board members were invited and at this meeting the suggested changes would be discussed and voted on by the

Community Engagement Subcommittee and then it would be presented before the MILRA Board for their approval of the suggested changes to the Bylaws. A handout was distributed to the Board for their perusal.

**Item No. 5: MILRA/FIC-FM Working Session Report:**

Mr. Sprott stated that since March 11<sup>th</sup> a weekly working session meeting has been conducted with MILRA and FIC-FM with the objective of clarifying the common objective of the McPherson Redevelopment program and developing a single strategic mission to accomplish this objective. Mr. Sprott stated that some of the topics that continue to be discussed are:

- Property Conveyance Issues
- USARC Closing issues, which the State of Georgia is interested in purchasing and he also mentioned that the appraisal has been completed.
- Post Conveyance Operational Planning, which entails gathering of information of caretakers quotes once the Authority has gained control.
- Re-engaging all Homeless providers in anticipation of property transfer and that a meeting will be held on July 8, 2013 spearheaded by Ayesha Khanna.
- MILRA post conveyance opportunities
- MILRA/FIC master planning development
- Maintenance and upkeep assistance agreement for existing utilities
- Utility transfer coordination plans

In conclusion, Mr. Sprott stated that FIC has signed a letter of agreement and that financial components need to be addressed with Forest City.

**Item No. 6: Quarterly Financial Report:**

Mr. Michael Lusk gave a brief report for the third quarter of the 2013 Fiscal year which included the period January 1, 2013 thru March 31, 2013. A handout was included in the board member's handout and it was self-explanatory.

**Item No. 7 Fiscal Year 2013-2014 Operational Budget:**

Mr. Michael Lusk stated that MILRA Staff will finalize an application and submit to the Office of Economic Adjustment (OEA) for a grant totaling \$1,208, 207 in anticipation of receiving the OEA Grant and additional local matching funds for proceeds from leasing of real property; the MILRA staff had prepared a draft budget for fiscal year 2013-2014. Mr. Lusk also stated that the total proposed operating budget is \$1,531, 377 and anticipates that the Authority will receive \$1,208, 207 from OEA to be supported by \$323, 350 in local funds and future leasing revenues.

An excel spreadsheet was included in the Board Member's handout for their perusal. Chairman Ward and other members asked that the staff revise the overall budget to include development revenues and costs and return to the board with the combined budget for approval.

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

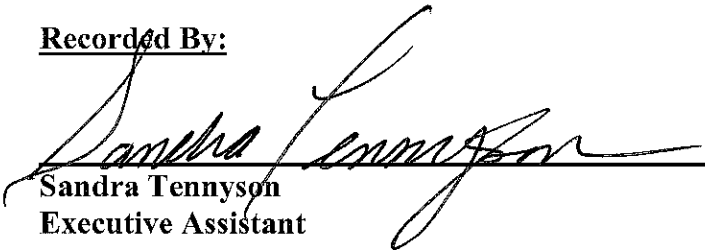
**Item No. 9: Economic Development Conveyance Update:**

Mr. Sprott stated a preliminary Economic Development Conveyance Application was sent to the US Army BRAC Office on April 5<sup>th</sup> and MILRA staff has received comments from the Army on the application and that negotiations are moving forward with the Army in completion of the deal. The conveyance is slated to take place on December 11, 2013 and the USARC sale should be simultaneous with the closing. Mr. Sprott also stated that the caretaker's cost will fall on MILRA after the transfer of property.

**Adjournment:**

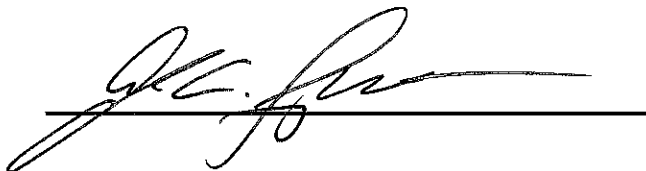
The MILRA Board meeting ended at approximately 2:41 P.M.

**Recorded By:**

  
Sandra Tennyson  
Executive Assistant

August 13, 2013

**Approved By:**

  
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Jack Sprott  
Executive Director