

# **McPherson Implementing Local Redevelopment Authority**

Board of Directors Meeting

June 19, 2012

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Tuesday June 19, 2012, at 1794 Walker Ave. Atlanta, GA 30310.

## **Board Members:**

Felker Ward, Jr., Chairman

Richard Holmes

Kenneth Deleon

Chandra Houston

Joe Macon

David Todd

John Akin

Brian McGowan

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

Jack Sprott, MILRA

Sandra Tennyson, MILRA

Darlene Hawksley, MILRA

Michael Lusk, MILRA

Kristen Denius, Assistant City Attorney, City of Atlanta

Mike Carellas, BTC Fort Mac

## **Ex-Officio Members:**

Councilmember Joyce Sheperd,

State Senator, Vincent Fort

## **Guests:**

Keyatta Holmes, City of East Point

Monica Robinson, Fulton County Health Services

Bronaugh Bridges, Civic Concepts Consultants, LLC

David Lockett, AIRMI

Robert Martin, JARU, Inc

Robert Smith, ATC Academy

Deborah Scott, GA Stand-Up

Pamela Nekirk, GA Stand-Up

John Lessl, Rosser Intl.

Mark Sanders, GRA

Kevin Johnson, Invest Atlanta

Eric Moore

Bruce Gunter, PRI

Rod Mathers, Atl., Fire Dept.

Kenyatta Harper, SRS/BLHI, JV

Toure Moody, SRS/BLHI, JV  
Connie Buchan, Community Advanced Practice Nurses  
Pamela B. Cuplan, MD, Community Advanced Practice Nurses  
Pamela Newkirk, MACC  
Drew Swope, Student  
Glenda Knight, MACC  
Arianna Sikes, Council District  
Larissi Johnson, Council District  
Peggy Powell, NPU-M  
Mike Dobbins, GA Tech  
Jane Branscomb, GSU  
Srartyn Bute  
Barbara Patton, Associated Credit Union  
Kimberly Carter, Dept., of Community Affairs  
Wilford Ray, Matrix-3D  
Jim Walden, Foam Shield  
Edward Powers, Hope Atlanta  
Shelton Walker, SRS/BLHI, JV  
Kim Bogard, The Pheonix Found  
Jack Wexler, Faithful & Gould  
Barbara Mahme, Mozley Up Assoc.  
Melody Harclerobe, Haccerober Architects  
Lauren Williams, City of Atlanta  
Judy Walker, Community Engagement Subcommittee member

Chairman Ward called the MILRA meeting to order at approximately 1:06 p.m.  
Chairman Ward recognized and announced that a quorum was in place.

#### **Announcements and Welcome:**

Chairman Ward thanked the audience for their continued support and welcomed them to the MILRA new office space. Chairman Ward noted some new faces in the audience and gave a brief update to the audience about the plans and purpose of the MILRA.

He 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.

#### **Approval of Agenda:**

Chairman Ward recommended the approval of the agenda. Joe Macon made a motion to approve and it was seconded by Kenneth Deleon. Approval was unanimous.

#### **Approval of Minutes:**

Chairman Ward recommended the approval of the March 13, 2012 Minutes. Richard Holmes made a motion to approve and it was seconded by John Akin. Approval was unanimous.

Chairman Ward recommended the approval of the May 24, 2012 Minutes. Kenneth Deleon made a motion to approve and it was seconded by Joe Macon. Approval was unanimous.

**Regular Session:**

**Item No. 4: Community Engagement Subcommittee Bylaws Amendments and Subcommittee Appointments:**

Councilmember Sheperd stated that at the May 30, 2012 Community meeting that the minutes were tweaked and the Bylaws were discussed and changes were recommended. Mr. Sprott stated that the recommended changes included a clarification on the selection and term of the Vice Chair; the inclusion of the Westridge Sandtown Community Organization of Venetian Hills to replace a representatives from Willow Brook and Venetian Hills and a clarification on the appointment of the Chair of the Community Engagement Subcommittee. A discussion was also held on the terms of Community Engagement Subcommittee members. CM Sheperd stated that a two-year term was discussed at the May 30<sup>th</sup> meeting and the subcommittee decided that a one-year term was best and does not recommend a change at this time. The subcommittee also approved recommending a new slate of subcommittee members for approval by the MILRA. The recommended appointees are: Karen Babino, Ruben Burney, Bendolyn Ricks, Judy Walker, Ramona Benson, John Adams, Dianese Howard, Sybil Robinson, East Point Councilmember Pat Langford, Dustin Drabot, Day Ramphal, Drew Crozier, Joey Staubs and Glenda Knight.

Councilmember Sheperd announced that the next Community Engagement Subcommittee meeting would be held Wednesday, June 27, 2012 at 5:30 p.m., on the property of Fort McPherson at the offices of the MILRA and that Brian McGowan, President of Invest Atlanta and a representative from the CDC are scheduled to be the guest speakers. Councilmember Sheperd encouraged and invited audience members and Board Members to attend.

**Approval of Item No. 4:**

Kenneth Deleon made a motion to approve as recommended, the amended bylaws for the Community Engagement Subcommittee and to appoint the new slate of Community Subcommittee members as nominated by their respective community organizations. It was seconded by David Todd. Approval was unanimous.

**Item No. 5: Excused Absence Resolution:**

Chairman Ward read an excerpt from Section 3(h) of the McPherson Implementing Local redevelopment Authority Act (HB 817) states:

**“A vacancy on the authority shall exist in the office of any member of the authority who...fails to attend three consecutive regular meetings of the authority without an excuse approved by a resolution of the authority.”**

Chairman Ward was given the names of Board Members who were absent from three or more consecutive meetings and recommended that these members be granted an excused absence.

**Approval of No. 5**

Mr. Richard Holmes made a motion to approve the proposed resolution granting an excused absence to Board Members who were absent from three or more consecutive meetings since September 7, 2011. It was seconded by Kenneth Deleon. Approval was unanimous.

**Item No. 6: Commissary Operations Concurrence:**

Mr. Sprott stated that he had spoken with an attorney at DECA and that they are looking at options for keeping the commissary open at Fort McPherson beyond the one year term. Mr. Sprott stated that the BRAC Office in Washington has requested an official position from the MILRA on the continued operations of the commissary at Fort McPherson. He added that it is the recommendation of the MILRA staff that the MILRA accept the commissary as part of any transfer of property from the US Army under an EDC and allow continued operation of the commissary for a reasonable period of time under the terms of a lease-back agreement with the stipulation that the terms of the lease-back-agreement will be negotiated in good faith between the MILAR and DECA.

**Approval of Item No.6:**

Joseph Macon made a motion to concur with DECA's request to continue commissary operations at Fort McPherson; accept the commissary as part of any transfer of property from the US Army under an EDC; allow continued operation of the commissary for a reasonable period of time under the terms of a lease-back agreement under the condition that the terms of the lease-back agreement be negotiated in good faith between the MILRA and DECA. It was seconded by Kenneth Deleon. Approval was unanimous.

**Public Comments:**

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

**Item No. 9: EDC Transfer Negotiations:**

Chairman Ward made a motion to move into Executive Session and invited Attorney Kristen Denius to update the Board and audience on the new updates regarding the Executive Session component of a public meeting. After which Chairman Ward read the required statement:

“Ladies and Gentleman:

In accordance with O.C.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 section is for members to (1) deliberate regarding the acquisition of interest in real estate. (2) Receive Attorney-Client Communication. The specific reason for the closed session is to (1) discuss the acquisition of real property at Fort McPherson. 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.”

After Chairman Ward read the statement, Joseph Macon seconded the motion. The vote was unanimous.

The Board went into Executive Session for approximately 1 hour and 21 minutes. Joseph Macon made a motion to end the Executive Session and it was seconded by Richard Holmes. Approval was unanimous.

**Adjournment:**

Joseph Macon made a motion to adjourn; it was seconded by Richard Holmes. Approval was unanimous. The MILRA meeting ended at approximately 3:31 p.m.

**Recorded By:**

  
Sandra Tennyson  
Executive Assistant

**Approved By:**

  
Jack Spratt  
Executive Director

4/19/12