

McPherson Implementing Local Redevelopment Authority

Board of Directors Meeting

June 21, 2011

Minutes

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Tuesday, June 21, 2011 at the Atlanta Development Authority at 86 Pryor Street, Suite 300, Atlanta, Georgia 30303.

Board Members:

Felker Ward, Jr., Chairman
Peggy McCormick
Kenneth DeLeon
John Akin
Joe Macon
Chandra Houston
Ayesha Khanna
Richard Holmes

Ex-Officio Members:

Erroll B. Davis, Jr., Chancellor, Board of Regents, USG

Staff, Legal Counsel and Others:

Jack Sprott, MILRA
Sandra Tennyson, MILRA
Darlene Hawksley, MILRA
Michael Lusk, MILRA
Samuel West, MILRA
Frank Barton, DOD/OEA
Michelynn G. Carellas, BRAC Army, Fort McPherson
Ken Neighbors, Greenberg Traurig, LLP
Mike Cassidy, Georgia Research Alliance

Guests

Lenwood Robinson, United Consultants
Mary Ann Eaddy, GA Dept., of Natural Resources
Melody Harclerode, Harclerode Architects
Torrence Green, BRJ & Associates
Charles Steele, Charles Steel & Associates
Mark Sanders, GA Research Alliance
Jeff Al-Mashat, Hope Atlanta
Connie Johnson, MARTA
Berook Moyes CAPN, Inc.,
Jeff Baillis, Summit Inv. Partners
Jane Branscomb, GHPC

Monica Robinson, Ful. Co. Health Services
Karen Babino, MACC/WSCO
Les Caddle, GA Standup
Jack Tillman, Emory WHSC
Richard Lee, Cooper Carry
Ruben Burney, NPU-X
Pamela Newkihe, MACC
Al Nash, Parallax Advisory
Deborah Scott, GA Stand-Up
Bruce S. Grant, Earth 1st Construction
Rhonda Willis, People Helping Strangers, Inc.
Lee Thomas, Project Cost Solutions
Wendy Brantley, ATC Associates

Chairman Ward called the MILRA meeting to order at approximately 1:00 p.m. It was determined that a quorum was not present. Chairman Ward asked that the Board review the agenda and minutes in anticipation of a formal vote when a quorum is achieved.

Announcements and Welcome:

Chairman Ward introduced and welcomed Michael Lusk, the newest staff member of the MILRA, whose position is that of Director of Finance & Business Management. Mr. Lusk stated he was happy to be a part of the MILRA team. Chairman Ward thanked the audience for their continued support and interest in the development of Fort McPherson. Chairman Ward reminded the audience about the sign-in-sheet for public comment for non-board members 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 the Agenda:

Confirming that a quorum was now present, Chairman Ward recommended the adoption of the agenda. Ayesha Khanna made a motion to approve and it was second by Chandra Houston. Approval was unanimous.

Approval of Minutes:

Chairman Ward called for the approval of the May 17, 2011 Minutes. Joe Macon made a motion to approve and it was seconded by Chandra Houston. Approval was unanimous.

Regular Session:

Item No. 4: Website Demonstration:

Mr. Sprott introduced Sam West, MILRA's intern to give an overhaul review of the new website that was recently redesigned by Groundrush, Inc. Mr. West gave a PowerPoint presentation that was self explanatory.

Item No. 5: Community Engagement Subcommittee Report:

Mr. Sprott stated that Councilmember Sheperd was unavailable to update the board on the latest meeting with the Community Engagement Subcommittee, due to another meeting at City Hall which required her attendance.

Mr. Sprott informed the Board on what was discussed at the last Community Engagement Subcommittee meeting. A copy of the Minutes from the Community Engagement Subcommittee meeting on June 7, 2011 was enclosed in the Board's meeting packet along with a copy of the Community Engagement's Bylaws for the Board Member's perusal.

Item No. 6: 2011 FY Financial Update & 2012 FY Forecast:

Mr. Sprott introduced Mr. Lusk to give the Board an update for the current 2011 FY and a budget forecast for the upcoming 2012 FY. The relevant spreadsheets will be attached to these minutes for the record.

Item No. 7: Consulting Service Contract:

Mr. Sprott stated that Huntley Partners, Inc. and Deloitte are team members for the consulting team that prepared the Research Park Master Plan and Conceptual Master Plan for the MILRA under a March 11, 2010 contract that expired December 31, 2010. The scope of the work in addition to programming and preparing the plan called for a business plan analysis and update; a property disposition plan and technical support for a zoning blueprint and development agreements. Mr. Sprott stated that the scope called for the completion of an economic development conveyance application to be submitted to the US Army and due to circumstances beyond the control of either party or the MILRA, the final task of assembling and preparing an economic development conveyance on behalf of the MILRA was not completed prior to the original contract expiration date, and the task of providing follow-up support following submission had not yet occurred. Given the remaining work not yet completed, Mr. Sprott was seeking to engage Huntley Partners, Inc. and Deloitte in a one-month contract to continue the work that they had begun.

A copy of the services to be provided in the contract by Huntley and Deloitte was attached in the Board's packet for their review. In addition a draft contract was been reviewed and approved by the MILRA's legal counsel and was attached for the Board's perusal. Mr. Sprott stated that a final separate contract for each consultant will be prepared and executed upon approval from the Board.

Approval of Item No. 7:

Kenneth DeLeon made a motion to approve a consulting service contract with Huntley Partners, Inc. for the consulting services described herein for the specified term and at an hourly rate fee with the total amount paid not to exceed \$40,000 and authorize the chairman or executive director to execute all contracts and amendments. It was seconded by Joe Macon. Approval was unanimous.

Kenneth DeLeon made a motion to approve a consulting service contract with Deloitte Consulting LLP

for the consulting services described herein for the specified term and at an hourly rate fee with the total amount paid not to exceed \$40,000 and authorize the chairman or executive director to execute all contracts and amendments. It was seconded by Joe Macon. Approval was unanimous.

Public Comments:

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

Executive Session:

Item No. 10: EDC Transfer Negotiations:

Chairman Ward made an announcement to move into Executive Session and read the required statement:

“Ladies and Gentlemen:

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 section is for members to (1) deliberate regarding the acquisition of interest in real estate and (2) receive Attorney-Client Communication. The specific reason for the closed session is to discuss the acquisition of real property at Fort McPherson. The specific reasons for the closed session will be entered in the official minutes of the meeting 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, Joe Macon made a motion to approve and it was seconded by Kenneth DeLeon. The vote was unanimous.

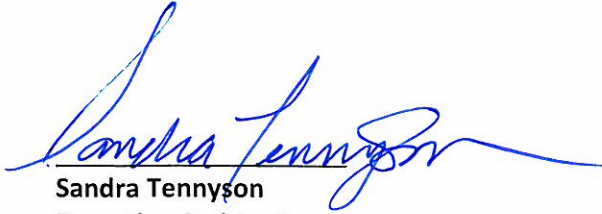
The Board went into Executive Session for approximately 34 minutes. Joe Macon made a motion to end the Executive Session and it was seconded by Ayesha Khanna. Approval was unanimous.

Adjournment:

Joe Macon made a motion to adjourn. It was seconded by Chandra Houston. Approval was unanimous.

The MILRA meeting ended at approximately 2:31 p.m.

Recorded By:



Sandra Tennyson
Executive Assistant

8/9/11
Date

Approved By:



Jack C. Spratt
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 a meeting of the McPherson Implementing Local Redevelopment Authority (the "Authority") held on the 21st day of June, 2011.

- (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 21st day of June, 2011 which was closed for the purpose of:

DELIBERATION REGARDING PERSONNEL MATTER

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

DELIBERATION REGARDING EXISTING LITIGATION

- X 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 21st day of June, 2011.




Felker Ward, Jr., Presiding Officer

Sworn and subscribed before me
This 21st day of June, 2011.

Witnessed:



Notary Public (SEAL) Witness 

my commission expires today 17, 2015