

# ***McPherson Implementing Local Redevelopment Authority***

Board of Directors Meeting

March 13, 2012

Minutes

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Tuesday, March 13, 2012 at the offices of ***Invest Atlanta*** formerly known as the Atlanta Development Authority at 86 Pryor Street, Suite 300, Atlanta, Georgia 30303.

## **Board Members:**

Felker Ward, Jr., Chairman  
Kenneth Deleon  
David Todd  
Chandra Houston  
T. Rogers Wade  
Brian McGowan  
John H. Eaves  
John Akin, Jr.  
Joe Macon

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

Jack Sprott, MILRA  
Darlene Hawksley, MILRA  
Michael Lusk, MILRA  
Ken Neighbors, Greenberg Traurig, LLP  
Daniel H. Sherman IV, Greenberg Traurig, LLP  
Jalal Slade, Strategic Planning Officer, City of Atlanta  
Tom Weyandt, Mayor's Office City of Atlanta  
Mike Carellas, BTC Fort Mac

## **Ex-Officio Members:**

Vincent Fort, State Senator

## **Guests**

Michael Mizell, Millennium Sec Svc.  
C. Mizell, Millennium Sec Svc.  
Al Murphy  
Starlyn Buxite, A C U  
Shely Tennor, CERM  
Dustin Drabot, CES- Colonial Hills  
Deborah Scott, Stand Up  
Maxine Hicks, DLA Piper  
Wendy Brantley, ATC Assoc.  
John McColl, Cousins  
Ruben Burney, NPU-X  
Karen Babino, NPU-S

Aaron Johnson, Fulton County  
Dianese Howard, MILRA Comm-Sub  
Mike Walker, C.E.R.M  
Bronaugh Bridges, GA. Stand-Up  
Edward Powers, Hope Atlanta  
Barbara Guillory, Comm Council  
Glenda Knight, MACC  
David Pendered, SAPORTA REPORT.COM  
Don Reszel, Cooper Carry  
Jeremiah McWilliams, AJC  
April C. Cameron, Community Advanced Practice Nurses, Inc.  
Fred Battista, Jones Lang LaSalle  
Derek Sctche, Pendleton  
Mike Dobbins, GA Tech  
Jim Stapleton, Tinson  
Valerie Edwards, Integral

Chairman Ward called the MILRA meeting to order at approximately 1:00pm.

**Announcements and Welcome:**

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. He also asked 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:**

Chairman Ward recommended the adoption of the agenda. T. Rogers Wade made a motion to approve and it was second by John H. Eaves. Approval was unanimous.

**Approval of Minutes:**

Chairman Ward called for the approval of the March 1, 2012 Minutes. David Todd made a motion to approve and it was second by Chandra Houston. Approval was unanimous.

**Regular Session:**

**Item No. 4: Master Developer Selection:**

Board member John Akin recused himself and left the room for this particular agenda item.

Mr. Spratt stated that a mandatory Pre-Proposal Conference was held on Thursday, December 1, 2011, and all responses to the RFQ were received by 12:00 noon on January 10, 2012 and the two proposers who responded were:

1. **Carter-H. J.- Russell Team**
2. **Forest City- Cousins- Integral Team**

Mr. Sprott stated that separate staff- level interviews with these two teams conducted on February 14<sup>th</sup> at the offices of Invest Atlanta and a special panel with representatives from, the MILRA Community Engagement Subcommittee, state and local government participated with and advised staff in conducting these interviews. Mr. Sprott stated that further discussions between MILRA staff and the Selection Panel were held on February 17<sup>th</sup> and general consensus was achieved through an evaluation process that included the discussion and measurements of each selection criterion outlined in the RFQ for each separate team. Mr. Sprott stated that at the MILRA Board Meeting held on March 1, 2012, that each team was given time for a brief presentation and was asked to respond to questions posted by board members. Board members received all questions and was given time to fully absorb all the information and that the written responses from the two teams were enclosed in the packet distributed to the board members.

In conclusion, Mr. Sprott stated the Forest City- Cousins- Integral Team was the unanimous choice of the Selection Panel and was recommended to the MILRA for approval and, if approved, MILRA staff would proceed to the negotiation of definitive documents, such as a Master Developer Agreement, which would detail the rights and responsibilities of the Forest City-Cousins-Integral Team and the MILRA.

**Approval of Item No. 4:**

David Todd made a motion to accept the recommendation of the Selection Panel, and approve the selection of the Forest City-Cousins-Integral Team to enter into negotiations with the MILRA for service in a Master Developer/Consultant role. It was seconded by Kenneth Deleon. Approval was unanimous.

**Item No. 5: Community Engagement Subcommittee Nominees:**

Councilmember Joyce Sheperd was not in attendance and this agenda item was tabled until the next meeting.

**Item No. 6: Building 250 License:**

Mr. Sprott stated that after considering and inspecting several buildings, the MILRA requested a license from the Army to use Building 250, the former McPherson Library, and has been granted permission from the Army to occupy the building. Mr. Sprott stated that the building contains 10,206 square feet of space with private offices and conference room space and the building is also handicapped accessible. The proposed Licensed Premises contains approximately 2.4 acres on Walker Drive with ample parking for staff and visitors. Mr. Sprott stated that the license is for one year beginning April 1, 2012 with one additional year but is revocable at the will of the Secretary of the Army. The MILRA shall pay no rent but that consideration is all costs of occupancy including a pro-rata share of the cost of utilities.

**Approval of Item No. 6:**

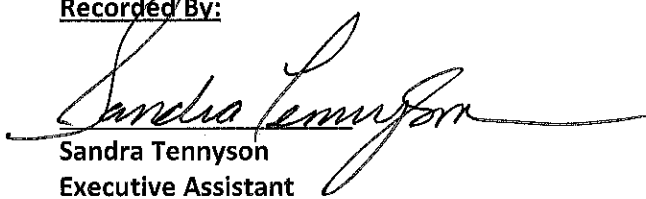
David Todd made a motion to approve the Department of the Army license for the occupancy and use of Building 250 and authorize the chairman or executive director to execute all reasonable and satisfactory documents and amendments. It was seconded by Chandra Houston. Approval was unanimous.

**Public Comments:**

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

**Adjournment:**

**Recorded By:**

  
Sandra Tennyson  
Executive Assistant

4/19/12  
Date

**Approved By:**

  
Jack C. Spratt  
Executive Director