

# **McPherson Implementing Local Redevelopment Authority**

Board of Directors Meeting

March 19, 2013

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Tuesday, March 19, 2013 at 1794 Walker Ave. Atlanta, GA 30310, the new office of MILRA.

## **Board Members:**

Felker Ward, Jr., Chairman  
Joseph Macon  
Kenneth Deleon  
Richard Holmes  
John Akin  
Chandra Houston

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

Jack Sprott, MILRA  
Sandra Tennyson, MILRA  
Darlene Hawksley, MILRA  
Michael Lusk, MILRA  
James McCormick  
Ken Neighbors, Attorney, Greenberg Traurig  
Jalal Slade, City of Atlanta Mayor's Office  
Kevin Johnson, Invest Atlanta  
Mike Carellas, BTC Fort Mac  
David Scott, FIC  
Frank Barton, DOD/OEA  
Michael Wilson, DOD/OEA

## **Ex-Officio Members:**

Councilmember, Joyce Sheperd  
State House Representative HD 58 Simone Bell  
State Representative HD 59 Margaret Kaiser

## **Guests:**

Shirley Harris, Atlanta Workforce  
Charles Harden  
Coretta Stephens  
Michael Nemard, The Guardian Protective Svcs  
Forrest Timmons, Jr.  
Jimmy Thomas, CERM

Checha Reddy, Standup  
Bennie McClendon, Standup  
Glenda Knight, MACC  
Ralph Brown, Brown design Group  
Matt Brown, Big Apple Tire Co.  
Annie D. Gist  
Priscilla A. Jones, K I A  
Louvenia Gates, OCCO  
Judy Walker, OCCO  
Yolanda Rasheed, OCCO  
Mrejan Rasheed, OCCO  
Ralph Stanky  
Dorothy Hamlett  
Kimley Fergus  
Angela Barnett  
Gloria Heuyes  
Dianne Rogers  
Sylvester Allen  
Lee M. Mayweather  
Bernice P. Allen  
J. Bivens, Council  
Amy Johnson, Oak City Community, NPUS  
Louise Williams  
Shirley Gomez, MACC, PPUS  
Michael Fuori, Lend Lease  
James Poreherd, Resident  
Allean Brown, SWC 3  
Daphne Bell, Resident  
Roberta Cabain, Resident  
Eric & Veronica Squires, OCCO  
G. Mitchell Brown, RRC  
Jim Stapleton  
Peter Rassel, GSU SBDC  
LaSheka Beomon, Councilmember Joyce Shepers  
Peter Lyon, Epsten Group  
Darren Fitzgerald, HKS  
Paul Brightbill, HKS  
Dewey Perry  
Sharon Giles  
Barbara Guillory, Community Council  
Breka Tinch, Veterans Center  
Rudolph Bail, Sandtown, West Ridge  
Haken Young, Capital View  
James Haunt, Capital View

Chairman Ward called the MILRA meeting to order at approximately 7:05 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 first evening meeting to be held by the Board and that the meeting would be held somewhat differently this time and thanked the audience for their understanding.

Chairman Ward also took the time to introduce newly elected State House Representative Margaret Kaiser to the audience and asked her to give a brief intro of herself. Chairman Ward recognized that Mr. Frank Barton with OEA out of Washington, DC was with us and pointed out how instrumental he has been in the process of acquiring funds for this redevelopment and with much sadness, Mr. Barton is retiring next month and mentioned that he will be missed. However, Mr. Barton was accompanied with his replacement, Mr. Michael Wilson, who stood and gave a brief introduction of himself and that he was looking forward to working with the Board, Staff and Community of Fort McPherson.

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.

### **Approval of Agenda:**

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

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

Chairman Ward recommended the approval of the February 19, 2013 Minutes. Joseph Macon made a motion to approve and it was seconded by Kenneth Deleon. Approval was unanimous.

### **Item No. 6: Community Engagement Subcommittee Report:**

Councilmember Joyce Sheperd elaborated that the purpose of the Community Engagement Subcommittee was to inform the neighborhoods surrounding Fort McPherson of the going on inside and outside of the base. Councilmember Sheperd also mentioned that there would be a community meeting on Wednesday, March 20, 2013, at 5:30 pm on the grounds of Fort McPherson and the citizens of the community are invited and encouraged to attend, she also mentioned that at this meeting the By-laws and reappointment of representatives from the various neighborhoods would be a topic of

discussion. Councilmember Sheperd stated her office has contacted the Veteran's Administration and spoke with Ms. Zetta Ferguson in HR. Some clinical and professional jobs (RNs and Psychologists) are available now and maybe available during the April 16<sup>th</sup> training. Other jobs which may be available within the next six months could be housekeeping, trade, electricians and journeymen level positions. A job listing will be available for interested parties to apply during the training session, which will be held Tuesday, April 16, 2013 at the Atlanta Technical College Library 1560 Metropolitan Parkway, Atlanta, GA 30310; the session will begin at 4:00 PM.

**Item No. 4 (1) MILRA/US Army Deal Point:**

Chairman Ward made an announcement to move into Executive Session and 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 made a motion to approve and it was seconded by Kenneth Deleon. The vote was unanimous.

The Board went into Executive Session for approximately twenty-four (24) minutes. Joseph Macon made a motion to end the Executive Session and it was seconded by Richard Holmes. Approval was unanimous.

After the Executive Session ended Chairman Ward asked that the meeting be reopened to the public.

**Mr. Sprott gave a brief synopsis to the public in relations to the MILRA/US Army Deal Points that included a wish list of interim leasing before ownership of land is transferred from the Army to MILRA in hopes of early occupancy and generation of cash. Mr. Sprott also stated that a tentative date in September 2013 has been given only for the first transfer of property from the Army to the MILRA and that surveying has to be done. He also spoke about the sale of the USAR building and the Homeless component. Once again reiterating that everything depends on how fast the Army moves in the transferring of the property to MILRA.**

**Public Comments:**

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

**Item No. 7: MILRA/FIC-FM Working Session Report:**

Mr. James “Mac” McCormick stated that on Monday, March 11, 2013 a meeting between MILRA and FIC-FM was held at the offices of MILRA to clarify the common objective of the MILRA program and to develop a single strategic mission to accomplish this objective. Mr. McCormick also stated that they have set in-place a regular Thursday meeting with their partner (MILRA and FIC-FM) and the first filter standard has been established. He also went over the ‘Redevelopment Guidelines’ and re-affirmed that they would serve as the baseline for development decisions.

In conclusion Mr. McCormick stated the meeting was inclusive of the Property Conveyance Schedule and the development team stated their intention to address each of the prerequisites identified within the BRAC schedule in a timely manner supportive of the schedule milestones and that they must be able to measure their progress!

**Adjournment:**

Prior to adjoining the meeting it was brought to the attention of the Chairman that Simone Bell, the newly elected Georgia House of Representative as well as MILRA’s newly appointed Ex-Officio Board Member was in the audience and she was asked to give a brief intro of herself.

Kenneth Deleon made a motion to adjourn; it was seconded by John Akin. Approval was unanimous. The MILRA meeting ended at approximately 8:37 pm.

**Recorded By:**

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**Sandra Tennyson**  
**Executive Assistant**

**Approved By:**

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**Jack Sprott**  
**Executive Director**