

McPherson Implementing Local Redevelopment Authority

Board of Directors Meeting

March 1, 2012

Minutes

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Thursday, March 1, 2012 at 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
Ayesha Khanna
Richard Holmes
T. Rogers Wade
Brian McGowan
John H. Eaves
John Akin, Jr.

Staff, Legal Counsel and Others:

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

Ex-Officio Members:

Councilmember Joyce Sheperd, City of Atlanta

Guests

Jim Stapleton, Tinson Group
Jim Walden, HERA Environmental
Dustin Drab, CES- Colonial Hills
Jack Wexler, Faithful & Gould
Mike Cassidy, GRA
Beck Bauer, Beck
Rick Padgett, Huntley Partners
Scott Taylor, Carter
Melody Harclerode, Harclerode Architects

Wendy Brantley, ATC Associates
Judy Walker, OCCO
Ron Nawockii, OPB
Frank Smith, SPC
Micah Ruen, tv design
Edward Powers, Hope Atlanta/Travelers Aid
Cynthia Easley, for Michael Beatty
Don Reszel, Cooper Carry
Will Voegelé, Forest City
Maxine Hicks, DCA piper
John McColl, Cousins
Tony Wilbert, Wilbert Strategies
Dianese Howard, Venetians Hills, NPU-S
Barb Guillory, CCUA
Tripp Cook, Tinson Corp.
Mallory Peterson, Carter
Jon Tyler, ARC
Glenda Knight, MACC
Pamela Newkirk, MACC
Monica Robinson, Fulton County, Health Services
Kim Sanders, Weston Solutions
Lee M. Maywealth
Valerie Edwards, the Integral Group
Pete Hayloy, UCDC
David Bockel, GMACC
Bill Cain, GMACC
Zellie Orr, Atlanta Chapter Tuskegee Airmen, Inc.
Edgar v. Lewis
Deborah Scott, Georgia Stand-UP
Mark Sanders, GRA
Anthony C. Aiken, Aiken Global Group, LLC

Chairman Ward called the MILRA meeting to order at approximately 1:02 p.m.

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. Ayesha Khanna made a motion to approve and it was seconded by Chandra Houston. Approval was unanimous.

Approval of Minutes:

Chairman Ward called for the approval of the February 2, 2012 Minutes. T. Rogers Wade made a motion to approve and it was seconded by Richard Holmes. Approval was unanimous.

Regular Session:

Item No. 4: Panel Selection Recommendation:

Mr. Sprott thanked the members of the selection panel and stated that it was not an easy decision due to the fact that both teams that responded to the RFQ are very capable of performing the duties and responsibilities necessary to perform the job. Mr. Sprott stated the two responses received for the RFQ were; **Carter- H.J. Russell Team** and **Forest City- Cousins – Integral Team**. Mr. Sprott stated that the selected team would be responsible for managing development, disposition from beginning to possibly full buildout, finance, asset management and maybe involved in actual construction of building. Mr. Sprott stated that a final unanimous selection will be recommended to the MILRA for consideration and that it is important to understand that the most responsive Proposer or Proposer team is being considered for further negotiations and following approval, MILRA staff will proceed to the negotiations of definitive documents, such as the master developer or Master Development team and MILRA.

Mr. Sprott introduced Ms. Dianese Howard, a member of the MILRA Community Engagement Subcommittee to speak briefly on behalf of the Selection Panel to describe the criteria in which they used to choose the team for the Master Developer. Ms. Howard introduced to the audience and the Board the members of the Selection Panel. She also stated that the Panel met with both teams on February 14, 2012 for the individual team's presentation and that the Panel met amongst themselves on Friday, February 17, 2012 to discuss their recommendation. Ms. Howard stated that both teams were very capable but the team chosen and recommended by the majority as being most capable based on the measurements outlined in the RFQ is the Forest City/ Cousins/Integral Team and it was the financial strength, science and technology project experience and BRAC experience demonstrated by the Forest City/Cousins/Integral Team that made the difference.

Chairman Ward thanked Ms. Howard and the selection panel for their services and then asked if the two teams present would like to make comments to the Board. Mr. Scott Taylor, President of Carter addressed the Board with handouts that were self explanatory and gave a presentation. He introduced Jerome Russell, President of H. J. Russell, Vaughn Irons of APD Solutions and Rick Padgett with Huntley Partners and they too gave a brief presentation to the Board.

Chairman Ward asked if there were any questions and Chairman John Eaves, Fulton County Board of Commissioners wanted to know more about, job programs/job creation, financing in terms of its impact on the tax allocation districts and how the community would be impacted by the corporate responsibility to the community. Councilmember Joyce Sheperd concurred with Chairman Eaves on these concerns.

Chairman Ward suggested that the questions be answered by both team in writing and submitted back to the Board.

Will Voegele, Vice President, Development with Forest City, introduced John McColl, executive Vice President Development with Cousins Properties and Valerie Edwards, Vice President, with The Integral

Group, they all made a brief presentation to the Board and thanked the selection panel for recommending them as the Master Developer for the project at Fort McPherson.

In conclusion Chairman Ward stated that the Board will think on what they have heard today and will have another meeting very soon to select a final team for negotiations.

Mr. Spratt acknowledged and thanked both teams for their presentations.

Community Engagement Subcommittee Report:

Councilmember Sheperd gave a brief update and stated that SRS, the construction company that's building out the VA Hospital on Fort McPherson has hired interns from the community to work with them this summer and that a representative from their company gave a brief presentation at the meeting as well as Jalal Slade, from the City of Atlanta in reference to the Fire/Police Academy transiting onto Fort McPherson.

Public Comments:

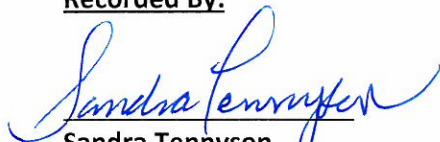
Chairman Ward invited public comment and several audience members took advantage of the opportunity to speak.

Adjournment:

David Todd made a motion to adjourn. It was seconded by Richard Holmes. Approval was unanimous.

The MILRA meeting ended at approximately 2:21 p.m.

Recorded By:


Sandra Tennyson
Executive Assistant

3/13/12
Date

Approved By:


Jack C. Spratt
Executive Director