

# McPherson Implementing Local Redevelopment Authority

Board of Directors Meeting

August 13, 2013

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Tuesday, August 13, 2013 at 1794 Walker Ave. Atlanta, GA 30310, the new office of MILRA.

## **Board Members:**

Felker Ward, Jr., Chairman  
Kenneth Deleon  
David Todd  
Richard Holmes  
Ayesha Khanna  
John Eaves  
Brian McGowan  
David Todd  
Thomas Weyandt  
Chandra Houston

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

Jack Sprott, MILRA  
Sandra Tennyson, MILRA  
Darlene Hawksley, MILRA  
Michael Lusk, MILRA  
Anique Gooden-Archer, MILRA  
James McCormick  
Michael Wilson, DOD/OEA  
Glynn Ryan, Army

## **Ex-Officio Members:**

Councilmember Joyce Sheperd, City of Atlanta

## **Guests:**

Peter Lyon, Epstein Group  
Carolyn White, Antioch Baptist Church  
Bender Betbeze, Yates Construction  
Barbara Patton, Associated Credit Union  
Jim Stapleton  
Femi Adesanya, CERM  
James Wilkes, NPU-R  
Roland Broa, Elmhurst Capital  
Ralph Brown, Brown Design Group  
Ernestine Faircloth, VET

Amanda Charlesworth, Charlesworth Realty  
Mark Sanders, GRA  
Daniel Whiting  
Taly Salazar, Shamrock Gardens  
Lee Mayweather, Mayweather Enterprise  
Mike Walker, C.F.R.M.  
Bruce Gunter, PRI  
Darren Fitzgerald, HKS  
Deborah Scott, GA Stand-UP  
Glenda Knight, MACC  
Brent Hill, Charlesworth Realty

Chairman Ward called the MILRA meeting to order at approximately 1:08 p.m. Chairman Ward recognized that a quorum was in place. Chairman Ward asked that the Board Members review the Minutes from the March 19, 2013, April 16, 2013 and June 16, 2013.

**Announcements and Welcome:**

Chairman Ward thanked the audience for their continued support and welcomed them to the meeting. Chairman Ward also took the time to introduce Tom Weyandt, the newest board member appointed to the MILRA Board.

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. Brian McGowan made a motion to approve and it was seconded by David Todd. Approval was unanimous.

**Approval of the Minutes:**

Chairman Ward recommended the approval of the March, 19, 2013 minutes, April 16, 2013 minutes and the June 18, 2013 minutes. Ayesha Khanna made a motion to approve and it was seconded by John Eaves. Approval was unanimous.

**Approval of Evening Meetings:**

Kenneth Deleon made a recommendation to consider the holding of two MILRA meetings in the evening each year, a recommendation that he made at the June 18, 2013 MILRA meeting and asked to have reflected in the Minutes.

Chairman Ward recommended approval of this request. Kenneth Deleon made a motion to approve and it was seconded by John Eaves. Approval was unanimous.

**Item No. 4: Community Engagement Subcommittee Report:**

Councilmember Joyce Sheperd stated that the Bylaws for the Community Engagement Subcommittee have been revised to reflect a red line radius which represents a 1 mile boundary for Community Engagement. This boundary was illustrated on a map prepared by the City of Atlanta. Councilmember Sheperd stated that the group reviewed the recommended map using the one mile radius to determine if a neighborhood should be considered for participation in the MILRA CES. Based on this criteria, from the City of Atlanta one (1) member, the president or his/her designee, would be appointed from each of the following neighborhood Planning Units- NPU-S, NPU-R and NPU-X in the City of Atlanta- a total of three (3) members. Eligible City of Atlanta neighborhood associations are:

- Adams Park
- Bush Mountain
- Campbellton Road
- Capitol View
- Cascade Avenue (CANO)
- Ft. Valley
- Oakland City
- Pamona Park
- Perkerson Park
- Sylvan Hills
- Venetian Hill

From the City of East Point, one (1) member, a community resident, from each of the following Wards: Ward A and Ward B- a total of two (2) members. Also from the City of East Point , one (1) member, the president or his/her designee, from each of the following neighborhood associations:

- Colonial Hills
- Delowe-Connally
- Idlewood
- Jefferson Park
- Semmes Park
- Villages of East Point

**Approval of Item No. 4:**

Brian McGowan made a motion to approve the adoption and changes to the MILRA Community Engagement Subcommittee Bylaws and it was seconded by Chandra Houston. Approval was unanimous.

**Item No. 5: Fiscal Year 2013-2014 Operating/Development Budget:**

Mr. Sprott stated that at the request of the Authority, staff had prepared a combined operating and development budget for the 2013-2014 fiscal year and that the total purposed budget is \$10,085,727 and assumes operating revenues of \$1,585,727 and development revenues of \$8,500,000. A handout of the budget breakdown was enclosed in the board's packet for their perusal.

**Approval of Item No. 5:**

John Akin made a motion to approve the MILRA budget for Fiscal Year 2013-2014 and it was seconded Richard Holmes. Approval was unanimous.

**Public Comments:**

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

**Item No. 7 (1) Economic Development Conveyance Update:**

Chairman Ward made a motion 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, Richard Holmes made a motion to approve and it was seconded by David Todd. Approval was unanimous.

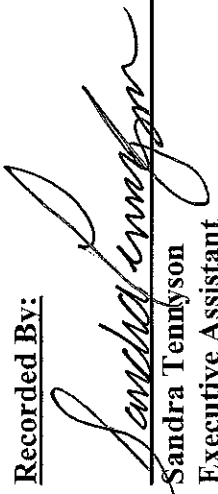
The Board went into Executive Session for approximately fifty seven (57) minutes. Richard Holmes made a motion to end the Executive Session and it was seconded by Kenneth Deleon. Approval was unanimous.

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

**Adjournment:**

Kenneth Deleon made a motion to adjourn; it was seconded by Richard Holmes. Approval was unanimous. The MILRA meeting ended at approximately 3:18pm.

Recorded By:

  
Sandra Tennyson  
Executive Assistant

8/13/2013

Approved By:



Jack Sprott  
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 13<sup>th</sup> day of August, 2013.

(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 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 13<sup>th</sup> day of August, 2013 which was closed for the purpose of:

**DELIBERATION REGARDING PERSONNEL MATTER**

**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**

**ATTORNEY-CLIENT COMMUNICATION**

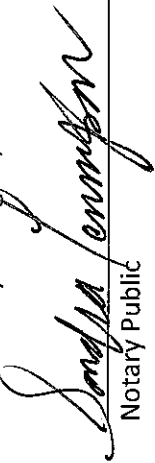
as allowed by *O.C.G. A., Title 50, Chapter 14* and was devoted to matters within those exceptions and as provided by law.

(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 13<sup>th</sup> day of August, 2013.


  
\_\_\_\_\_  
Felker Ward, Jr., Presiding Officer

Sworn and subscribed before me  
This 13<sup>th</sup> day of August, 2013.

  
\_\_\_\_\_  
Notary Public

(SEAL)

Witnessed:

  
\_\_\_\_\_  
Witness

  
Sandra J. Ferguson  
5/17/2015