

McPherson Implementing Local Redevelopment Authority

Board of Directors Meeting

October 4, 2011

Minutes

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Tuesday, October 4, 2011 at the Atlanta Development Authority at 86 Pryor Street, Suite 300, Atlanta, Georgia 30303.

Board Members:

Felker Ward, Jr., Chairman

Kenneth Deleon

John Akin

Chandra Houston

Ayesha Khanna

Richard Holmes

David Todd, Jr.

Ex-Officio Members:

Joyce Sheperd, Atlanta City Councilmember

Ralph A. Long, State House of Representative

Staff, Legal Counsel and Others:

Sandra Tennyson, MILRA

Darlene Hawksley, MILRA

Michael Lusk, MILRA

Michelynn G. Carellas, BRAC Army, Fort McPherson

Ken Neighbors, Greenberg Traurig, LLP

Daniel H. Sherman IV, Greenberg Traurig, LLP

Tom Weyandt, Mayor's Office, City of Atlanta

Guests

Al Murphy, Frazier Services

Dustin Drabot, Colonial Hills, N.A.

Starlyn Baxter, ACU

Melody Harclerode, Harclerode Architects

Jane Branscomb, GA Health Center

Dianese Howard, MILRA Subcommittee & NPU-S

Christina Byrnes, tvdesign

Amanda, DNR- Georgia

Jamal Tucker, NPU-X

Kim Sanders, Weston Solutions

K. Scotta, Lakewood Bor.

Brenda, Archie, Residence Inn

Brooke Dickerson

Chairman Ward called the MILRA meeting to order at approximately 1:04 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.

At approximately 1:15 p.m., a quorum was achieved.

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, please state their name, address and to limit their comment to three minutes. Chairman Ward introduced Tom Weyandt, Senior Transportation Policy Advisor, from the Mayor's Office, (City of Atlanta) and asked him to give a brief introduction of his responsibilities.

Approval of the Agenda:

Chairman Ward recommended the adoption of the agenda. Chandra Houston made a motion to approve and it was second by David Todd. Approval was unanimous.

Approval of Minutes:

Chairman Ward called for the approval of the September 7, 2011 Minutes. Chandra Houston made a motion to approve and it was seconded by David Todd. Approval was unanimous.

Regular Session:

Item No. 4: Closure/Transition Preparation Report:

Ms. Darlene Hawksley stated that with the closure of Fort McPherson on September 15, 2011, the US Army engaged a caretaker contractor to provide all management, administration and labor necessary to perform real property operations, maintenance, repair, construction, security and other related services for the closed base. Ms. Hawksley also stated that the MILRA staff met with the BRAC Team on Friday, September 23rd to hear a briefing on the caretaker operation. Ms. Hawksley stated that Bering Straits Technical Services, an Alaskan company has been contracted for a period of six months with an option to extend for several periods and that the Army would employ three inspectors as part of their team and these inspectors would guide them in directing the assignments and activities of the contractors. Ms. Hawksley also stated that grass cutting would occur infrequently with one in October and another in March, followed by a cutting every two months during April thru September. At the present time the telephone system is disconnected and the caretaker officers are communicating by cell phones.

In conclusion, Ms. Hawksley stated that the same security force would be protecting McPherson and Gillem that the Commissary at McPherson would remain open and that the McPherson gate would be manned 24/7 (due to the decision to retain the Commissary)with the additional support of the APD patrols on-site. As such, the US Army believes that a Memorandum of Agreement was not necessary.

Ms. Hawksley also stated that MILRA staff was informed that a meeting was to be held with Chief Turner (APD) to coordinate the patrols and that she's assuming that the meeting has already taken place and expects to get an update in the near future.

Item No. 5: Bylaws Review & Officer Nominations:

Ms. Chandra Houston stated that at the last board meeting held on September 7, 2011 a team was put together to review the MILRA Bylaws and to select officers for the Subcommittee. A revised version of the Bylaws was accompanied with the Board's packet for their perusal and Ms. Chandra Houston explained the changes to the original Bylaws to the Board and stated why they felt the changes were necessary. In addition, Ms. Houston also presented the recommended slate of 2011-2012 Officers developed by the Subcommittee.

Chairman Ward tabled the vote on the Bylaws in order to give the Board a chance to review the proposed amendments to same and asked the Board to be prepared to vote on at the next Board meeting; however, the Chairman did elect to vote on the approval of the elected Officers at this meeting.

The slate of 2011-2012 Officers recommended by the Subcommittee to serve the McPherson Implementing Local Redevelopment Authority is:

Vice-Chair – Richard Holmes
Secretary – Chandra Houston
Treasurer – John Akin

Approval of Item No. 5:

David Todd made a motion to approve the above slate of 2011-2012 Officers as recommended by the Nominating Subcommittee. It was seconded by Kenneth Deleon. Approval was unanimous.

Item No. 6: Building 51 Lease Request:

Ms. Darlene Hawksley stated that it was important that the MILRA establish a presence on-site, and after inspecting several buildings, Jack and staff believed that Building 51 located north of the Lee Street Gate would best serve MILRA's purpose. The building has a handicap accessible entrance and space for ten or more employees, a conference room and additional space for files and storage. The proposed lease space is approximately 1 acre and includes eight designated parking spaces on the southern boundary of the leased space.

Ms. Hawksley stated that they are requesting an interim lease to begin November 1st or 15th using an approved Department of the Army lease and will also ask for an access or easement to use the adjacent driveway and permission to use additional parking spaces in the parking lot south of the leased premises for spillover parking for board meetings and the use of furniture currently in place in building 51.

Ms. Hawksley also stated that following this request, a Department of the Army lease will be prepared and submitted for MILRA approval at a future meeting. She also stated that this lease and all other

leases are contingent upon approval of an EDC application and subsequent successful negotiations concerning transfer and leasing.

Item No. 7: Financial Report for MILRA/MPLRA:

Mr. Michael Lusk gave a brief review of the current financial report for the period of July 1, 2011 to September 30, 2011 for the MILRA and the MPLRA. A copy of the report was attached for the Board Members perusal.

Item No. 8: Community Engagement Subcommittee Report:

Councilmember Joyce Sheperd stated that the Community Engagement Subcommittee meeting is held on a monthly basis and that the Board members are welcomed to attend. The next meeting is scheduled for, Thursday, October 6, 2011 at 5:30 PM at the offices of the Atlanta Development Authority. Councilmember Sheperd stated that the Subcommittee asks a lot of questions in reference to what's happening on the base since its closure and that the community members are interested in taking a tour of the base in November. It was noted that due to security issues, the tour may have to be put off until the first of the year. Councilmember Sheperd also stated the Minutes from the last Subcommittee meeting are attached for the Board's perusal, and they include questions that are of concern to the Subcommittee along with answers to their questions. Councilmember Sheperd stated that the members of the Subcommittee do take the answers back to their respective communities.

Councilmember Sheperd stated that a conference was held recently in Savannah and that Professor Dobbins (Georgia Tech Professor), along with Georgia Stand-Up was there. There was concern voiced that Professor Dobbins and Georgia Stand-Up appeared to be representing Fort McPherson.

Due to these concerns, Chairman Ward asked that Darlene Hawksley with the assistance of Attorney Neighbors compose a letter to Georgia Stand-Up thanking them for the work and asking them to clarify that they are not speaking in an official capacity. Toward this point Attorney Neighbors suggested that the letter include and recommended a disclosure or disclaimer to be attached stating that their comments or ideas are their opinions and not necessarily those shared by the MILRA.

Public Comments:

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

Executive Session:

Item No. 11: 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, Kenneth DeLeon made a motion to approve and it was seconded by Richard Holmes. The vote was unanimous.

The Board went into Executive Session for approximately 39 minutes. Kenneth DeLeon made a motion to end the Executive Session and it was seconded by John Akin. Approval was unanimous.

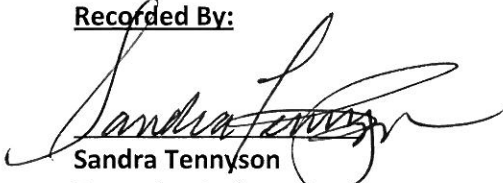
After the Executive Session had ended Chairman Ward asked that the meeting be reopened to the public.

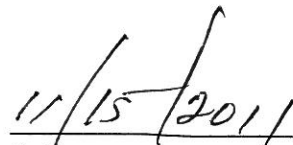
Adjournment:

Kenneth DeLeon made a motion to adjourn. It was seconded by Ayesha Khanna. Approval was unanimous.


The MILRA meeting ended at approximately 3:10 p.m.

Recorded By:


Sandra Tennyson
Executive Assistant


Date

Approved By:


Jack C. Spratt
Executive Director