

McPherson Implementing Local Redevelopment Authority

Board of Directors Meeting

May 11, 2015

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Monday, May 11, 2015 at 1794 Walker Ave. Atlanta, GA 30310.

Board Members:

Felker Ward, Jr., Chairman
Richard Holmes, Vice Chair
Chandra Houston, Secretary
Marvin Arrington, Jr.
Kenneth Deleon
Meredith Lilly
Brian McGowan
T. Rogers Wade
Thomas Weyandt

Ex-Officio:

Joyce Sheperd, Atlanta City Councilmember

Staff, Legal Counsel and Others:

Brian Hooker, MILRA
Sandra Tennyson, MILRA
Darlene Hawksley, MILRA
Michael Lusk, MILRA
James McCormick, MILRA
Kenneth Neighbors, Attorney, Greenberg Traurig
Peter Andrews, Attorney, Greenberg Traurig
Jocelyn Bivens, Atlanta City Council Staff

Guests:

Cleta Winslow, Atlanta City Councilmember
Gloria Briscoe
Bruce Gunter, PRI
Darin Hines, AJC
D Phillips
T Nolen
Gamba Stewart
Judy Walker
Vincent Fort, Georgia State Senate
K. Hughes
Matt Garbett, Adair Park

Joseph Johnson, EP
Chase Randall, NPU X
Melvin Buchanan, Goode Van Slyke Architecture
Deborah Hargrove, EPT
Frantz Fortune, Veterans Empowerment (VEO)
Kevin Griffin, Capital View Manor Neighborhood
Pamela Hooks
William Merritt
Quinton L. Spann, GDOT Planning
David Pendered, Saporta Report
D James
Steve Littles
Kyle Littles
Anna Foote, Hope Atlanta
Ellis Manns
Charles Barlow, East Washington Neighborhood
A Brown, CES
Lee Mayweather, Mayweather Enterprise
Ife Okwumedrs, United Way, Chife Productions
Phyllis Charles, Resident
Linda Brown, Resident
Burke Hill, Resident
Ralph Brown, BDG
Fay Hockney, Resident
E. Faircloth, Georgia Stand-up
Barbara Patton, ACU
Michael Hightower, The Collaborative Firm
Steve Williams, CV
Jennifer Dixon, GA Historic Preservation Division
Maria Saporta, Saporta Report
Keyeron Simmons, RAF
David Wimbush
Amy Stinson, HL Strategy
Glenda Knight, MACC
C. Shalom Johnson, Oakland City
Renee Arnold, P Maximum One Realty

The Chairman called the MILRA meeting to order at approximately 1:02 PM.

Announcements and Welcome:

The Chairman thanked the audience for their continued support and welcomed them to the meeting. The Chairman also took the time to introduce Commissioner Marvin Arrington, Jr., the newest member to the MILRA Board. The Chairman reminded the audience about the sign-in-sheet for public comment and stating that if you have not

signed in on the Public Comment Sheet you will not be allowed to address the Board. The Chairman also stated 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:

The Chairman recommended the approval of the agenda. T. Rogers Wade made a motion to approve and it was seconded by Brian McGowan. Approval was unanimous.

Approval of the Minutes:

The Chairman recommended the approval of the April 23, 2015 Minutes. Chandra Houston made a motion to approve and it was seconded by Meredith Lilly. Approval was unanimous.

Item No. 4: Executive Director's Report:

Mr. Brian Hooker stated that the redevelopment of Fort McPherson will soon take a significant step toward the sale of a portion of land to Tyler Perry Studios and following with a few formalities the sale of the 475 acres by the Army to the Redevelopment Authority will be complete and immediately following that the sale of 330 acres to Tyler Perry Studios.

Mr. Hooker also informed the board and audience that over the first two years Tyler Perry Studios plans to invest roughly \$100 million dollars in his studio and over the next ten years create an estimated 4,000 to 8,000 permanent production and construction jobs created at the studio. It was also stated that Mr. Perry has expressed his interest and commitment in seeing improvements outside of the fence and that he is willing to work with the Redevelopment Authority and developers to bring businesses to the MILRA property, for example home good stores, a hotel and possibly a grocery store and these stores will be open to the community.

In conclusion Mr. Hooker stated that the Army is reviewing the Memorandum of Agreement. Also the designated historic properties will be protected as approval of the State Historic Preservation Office is required for any exterior changes. The access rights for the VA Medical Center, the Fort McPherson Credit Union and the Associated Credit Union are in agreement. MILRA will maintain its responsibility for the homeless commitment. Tyler Perry Studios will begin its two year construction period once the property has been purchased and the Redevelopment Authority will plan for and market the remaining 144 acres

Item No.5: Financial Update:

Mr. Michael Lusk gave an in-depth update on MILRA's financial status which included cash balance and accounts payable. A PowerPoint Presentation was included in the Board Members packet and it was self-explanatory.

Item No. 6: Community Engagement Subcommittee Report:

Councilmember Joyce Sheperd stated that Mr. Tyler Perry met with members of Community Engagement Subcommittee Ad Hoc Task Force on Monday, May 4th at his Greenbriar Studio to discuss their concerns for their neighborhood and what effect his studio will have in their community. Councilmember Sheperd and members of the Ad Hoc Task Force all concurred that Mr. Perry was genuine and very engaging with listening to the committee and even noted that Mr. Perry along with his lawyers were taking notes of everything that was being discussed.

In conclusion, Councilmember Sheperd stated that the committee members invited Mr. Perry to join their committee and Mr. Perry response was that he would find the appropriate person from his team to represent TPS, all in all the meeting exceeded their expectations.

Item No. 7: Resolution- Procurement of Caretaker Service Contractor:

A meeting of the Members (the "Members of the Authority") of the McPherson Implementing Local Redevelopment Authority (the Authority) was held on the 11th day of May 2015 at which a quorum was present and voting throughout. Upon motion duly made and seconded, the following resolution was adopted by the Members of the Authority at such meeting. For all purposes hereof, this resolution, as a whole, shall be referred to as the "Resolution."

Substantial discussion concerning the hiring of a firm to provide caretaker and security services for approximately 475 acres of Fort McPherson (the Acquired Ft. McPherson Property) for a period of up to one (1) year after the closing of the transfer of Acquired Ft. McPherson Property by the Authority (the "Transition Period"), the allocation of said caretaker and security services the (Caretaker Services") before and after the Transition Period, the provision of such Caretaker Services on the portion of the Acquired Ft. McPherson Property expected to be retained by the Authority after conveyance by the United States Department of the Army (the "Army") and related matters, and upon recommendation of the senior staff of the Authority, the Members of the Authority have determined that it is in the best interest of the Authority to approve execution of a contract with Tikigaq Construction, LLC ("TLC") in an amount not to exceed

\$3,500,000; provided that the terms of said contract are consistent with the parameters set forth in **Exhibit A** attached hereto.

Approval of Item No. 7:

Kenneth DeLeon made a motion to approve the resolution concerning the Procurement of Caretaker Service Contractor and it was seconded by T. Rogers Wade. Approval was unanimous.

Public Comment:

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

The comments/statements/questions are below:

- Chase Randall-Concerned about the community benefits, funds, transparency and accountability.
- Steve Williams-When will the details and agreement be released to the public?
- Ernestine Faircloth-The money set aside for the new study what happened to it and how will interface into what we are doing now?
- Judy Walker-Asked and stated that an economic impact study was needed Mr. Hooker response was that the LCI would include the economic study around the community.
- Vincent Fort- Not in favor of the Community Engagement Subcommittee/Ad Hoc Task Force totally controlled by MILRA.
- Burke Hill-Who pays MILRA's fees? Who will oversee the Historic properties and where are the funds coming from?

Item No. 9: Executive Session: Deliberation Regarding Acquisition of Real Estate and Legal Matters:

Chairman Ward made an announcement to move into Executive Session and read the following statement.

“Ladies and Gentleman:

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 session is for members to (1) deliberate regarding the acquisition of interest in real estate, (2) receive Attorney-Client Communication concerning active litigation, and (3) discuss personnel matters. 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 the Chairman read the statement Kenneth DeLeon made a motion to approve and it was seconded by Chandra Houston. Approval was unanimous.


The Board went into Executive Session for approximately 1 hour and 25 minutes. Brian McGowan made a motion to end the Executive Session and it was seconded by Kenneth DeLeon. Approval was unanimous.

After the Executive Session ended the Chairman asked that the meeting be reopened to the public. Kenneth DeLeon made a motion to approve and it was seconded by Meredith Lilly. Approval was unanimous.

Adjournment:

T. Rogers Wade made a motion to adjourn; it was seconded by Richard Holmes. Approval was unanimous. The MILRA meeting ended at approximately 3:30pm.

Recorded By:



Sandra Tennyson
Executive Assistant

Approved By



Brian Hooker

**Executive Director
Brian Hooker**

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 McPherson Implementing Local Redevelopment Authority (the "Authority") held on the 11th day of May 2015.

- (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 to be 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 11th day of May 2015 which was closed for the purpose of:

DELIBERATION REGARDING PERSONNEL MATTER

X DELIBERATION REGARDING ACQUISITION/DISPOSITION OF INTEREST IN REAL ESTATE
(To be spread on minutes upon conclusion of disposition of interest in real estate)

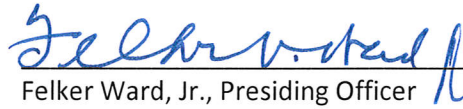
X DELIBERATION REGARDING EXISTING LITIGATION OR OTHER LEGAL MATTERS

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.

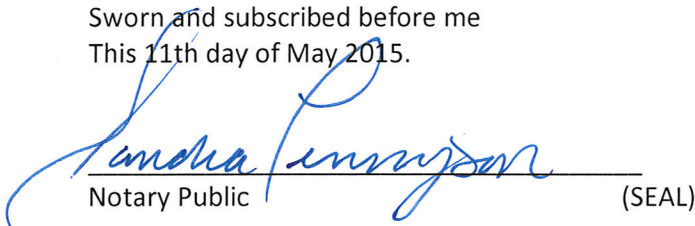
(4) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4(b) that such an affidavit be executed.

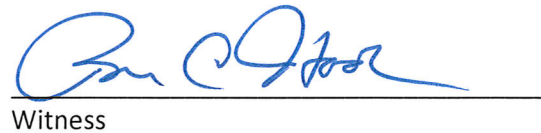
This 11th day of May 2015.


Felker Ward, Jr., Presiding Officer

Sworn and subscribed before me
This 11th day of May 2015.

Witnessed:


Notary Public (SEAL)


Witness

*my Commission
expires on 4/22/2019*