

# ***McPherson Implementing Local Redevelopment Authority***

Board of Directors Meeting

September 22, 2009

Minutes

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Tuesday, September 22, 2009, at the Atlanta Development Authority at 86 Pryor Street SW, Suite 300, Atlanta, Georgia 30303.

## **Board Members:**

Felker Ward, Jr., Chairman

Richard Holmes

Chandra Houston

Peggy McCormick

Mayor Joseph Macon

Kenneth DeLeon

Chairman John H. Eaves

David Todd, Jr.

Ayesha Khanna

## **State and City Officials:**

Darryl Hicks, Fulton County Commissioner's Ofc.

Rashad Taylor, State Representative

## **Ex-Officio Members:**

Councilmember Joyce Sheperd, City of Atlanta

Ralph A. Long III, State Representative

Vincent Fort, State Senator

Commissioner Chris Clark, Dept. of Natural Resources

Commissioner Michael Beatty, Dept. of Community Affairs

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

Jack Sprott, MILRA

Sandra Tennyson, MILRA

Peter J. Andrews, Deputy City Attorney of Atlanta

Michelynn G. Carellas, US Army, BRAC Coordinator

V. Renae Crutches, IMCOM-SE McPherson

Frank Barton, DOD/OEA

Ken Neighbors, Greenberg Traurig, LLP

Ernest Greer, Greenberg Traurig, LLP

Bill Cain, GMACC

## **Guests**

Peggy Dobbins, Eyedum Ant.com

Mike Dobbins, GA Tech

Joan Creviston, HDR/CUH2A

Herman Howard, HOK

Mary Frances Allen

Tom Williams, PBS&J

Mark Sanders, GRA  
Wayne Kendall, HOK  
Robert Pendergrass, Georgia Stand-Up  
Jacqueline Larse, Georgia Stand-Up  
Judy Walker, GA Stand-Up  
Gregg Mathis, Solid Source Realty  
Allean Brown, Ft. Mac Work Group  
Vincent Hall  
Charnette Trimble, Westman Estates  
Starlyn Baxter, ACU  
Deborah Scott, GA Stand-Up  
Ortez Gude, Gude Management  
Justin Chapman, Georgia Tech  
Jae Brown, City of East Point  
Audrey Mowdy, Rose of Sharon Int. Resource Ctr.  
Heather Devlin, GA Health Policy Ctr., GSU  
Daniel Blackman, Georgia Planet  
Graham Balch, Balch for State Senate  
Steve Friedman, DNR  
Dustin Heizer, MACTEL  
J. F. George, Cousins Properties  
L. Keeling, DAIM-ODB  
Thena Norman, CAPN Inc.  
Michael Hightower, The Collaborative Firm  
Rich Thompson, Atlanta Habitat for Humanity  
David Clappier, Ambling Group

Chairman Ward called the MILRA meeting to order at approximately 1:30 p.m.

**Approval of Agenda:**

Chairman Ward called for the approval of the agenda. The agenda was approved by acclamation.

**Announcements and Welcome:**

Chairman Ward welcomed the new members of the MILRA and asked for each Board Member to give a brief introduction. After the introduction of Board Members, Chairman Ward stated that this project will impact not only the City of Atlanta, East Point and College Park but the entire State of Georgia. He said that 20 years from now we will still look back and see something that is still unfolding and making an impact. Chairman Ward said that Georgia is lacking a reputation for Bio- Medical Research and what better place for this to come together than Fort Mac, its located 10 minutes from the world's busiest airport, sits between two transit stations and the project has the support of the Governor's Office, Georgia Research Alliance and the Georgia Cancer Coalition.

**Regular Session:**

**Item No: 3 Welcome and Update for New Members:**

Mr. Sprott stated that a package has been enclosed for the new members which includes a copy of the Executive Order and copies of the Reuse Plan, the Homeless Assistance Application CD, a roster of MILRA Board Members, Ex-Officio Members and a copy of HB-817. Mr. Sprott presented a PowerPoint presentation which covered phasing, vision, redevelopment guidelines, the Land Use Development Districts, the BioScience Employment Center District, the Life Sciences Hub & Spoke”, the current status of the project and the timeline.

Mr. Barton reminded Mr. Sprott that a letter needs to be sent to EDC to be officially recognized by OEA as the redevelopment authority for Fort McPherson. Mr. Sprott also said that he hopes to have zoning in place no later than December 2009 or at least within a six month timeframe and that the Army has turned over the responsibility for zoning to the MILRA.

An audience member asked if the Atlanta University was part of the plan. Mr. Sprott said to Chairman Ward that this question was in reference to the “Hub and Spokes “. Chairman Ward said yes that Atlanta University is part of the Georgia Research Alliance. Senator Fort commented that Atlanta University has developed a plan within the last year that overlaps with the neighborhood around Fort McPherson.

An audience member was concerned about biological warfare, various vaccines and being a target for terrorism and wanted to know how that was being dealt with.

Chairman Ward stated that they would be very conscientious of this concern of the community and that much of today’s research would be done on computer as opposed to wet lab research.

Mr. Sprott said that there was a seven acre site near Lee Street that the Veteran’s Administration will take ownership of that building and run a VA clinic and that will be federally run.

#### **Regular Session:**

#### **Item No. 4 Community Benefits Forum Update:**

Senator Fort has been sponsoring and conducting a series of Community Benefits Working Group in the City of Atlanta and East Point. Senator Fort has a concern about the zoning process and said that it has already raised concern in the community. Senator Fort suggested to the Board that the community be included in this process and he reference House Bill 817 Section 5. Senator Fort mentioned that the Tax Allocation District should have real benefits for the community in which it represents.

Deborah Scott, Executive Director for Georgia Stand-Up, stated that Georgia Stand-Up provides technical support to the community. Ms. Scott voiced her concern in reference to, displacement, property tax and job training. Ms. Scott also has concern as to what’s going to happen inside the fence as well as outside the fence. She recommended that the Board finds a way to put a community representative to serve as a Board Member or an Ex-Officio Member. Ms. Scott thanked the Board for allowing her to voice her concern and mentioned that the meetings are held equally between the City of East Point and the City of Atlanta.

Dr. Mike Dobbins, of Georgia Tech works in conjunction with Georgia Stand-Up and he said that he assists communities that normally cannot maintain by itself and assists the community in the understanding of their future development process. Dr. Dobbins also said that an interim plan is very

much part of the process and that zoning is another part of the process. Dr. Dobbins said that zoning determines how the city will look and that things have to be in a timeline whether it's a long range or short range where something could take place now.

Chairman Ward asked Dr. Dobbins what was the end product of his work. Dr. Dobbins replied that there were series of reports one being a draft of all the plans that had being done in the neighborhood over the last eight or ten years. The second is what are the issues of the community and what questions need to be answered, what are ideas and possibilities. The third is identifying the resources that the base may have and contribute to meeting these ideas, the timeline and looking at ideas and suggesting in more detail. They may also bring images and maps to help the community to visualize some of these concepts.

Chairman Ward said to Dr. Dobbins that they may want to share some of those reports and Dr. Dobbins said that they would.

Councilmember Joyce Sheperd thanked Georgia Stand-Up and Georgia Tech for their support on this project in reference to assisting the community in their understanding of land-use issues, zoning and the nuts and bolts of jobs.

Mayor Macon asked Professor Dobbins if he had contacted the City of East Point Zoning Department. Professor Dobbins said no. Mayor Macon suggested that he do, because the fact of the matter is the City of East Point has all of the commercial land outside of the fence. Dr. Dobbins said that he would.

Chairman Ward thanked Ms. Scott and her representatives for voicing their concern and stated that he hoped that they would continue to share their concern with this ongoing project.

**Regular Session:**

**Item No: 5 Open Records/Open Meetings/Adoption of Bylaws:**

Chairman Ward informed the Board that Attorney Kenneth Neighbors would brief the Board on the Georgia Open Records Acts and the Georgia Meetings Act. Attorney Neighbors stated that he was honored to be part of the tour guide that will carry the Board through the MILRA process. He said that all meetings must be open to the public and presented a slide presentation to the Board that detailed the rules and regulations of the Open Records/Open Meetings/Adoption of Bylaws. This presentation was included in the Board's handout.

Attorney Neighbors said that he would prepare a Board Book that has the actual act in it as well as the PowerPoint and the Board Members can contact him at any time.

Mr. Kenneth Deleon asked if Board Members were subject to the Open Record Act. Attorney Neighbors said yes. Chairman Ward said that said that if you come across any information in meetings that you think should not become public then don't take it home with you then you personally will not be involved and the MILRA office can handle any request for this information appropriately.

Attorney Neighbors and Attorney Peter Andrews suggested that you not use your work e-mail for personal use and if you did you should create a sub-folder and in doing so your personal folder is not subject to the open records act.

Mr. Spratt stated that the "Bylaws of the MILRA were enclosed in the board's handout and that they needed to be voted on , however Chairman Ward suggested that this be tabled until the next Board Meeting.

**Regular Session:**

**Item No. 6 Nominating Committee for the Selection of Officers:**

The McPherson Implementing LRA Act allows for the selection of the following officers

- Vice Chair
- Secretary
- Treasurer (or)
- Secretary/Treasurer

Chairman Ward stated that the Board needs to select these officers, and asked for a three member Volunteer Committee to recommend a slate of officers: Vice-Chair, Secretary and Treasurer (or Secretary/Treasurer) to be considered for election at the October meeting. ***The three volunteers nominated were David Todd, Kenneth Deleon and Ayesha Khanna.***

**Regular Session:**

**Item No. 7 Subcommittee Recommendation:**

The McPherson Implementing LRA Act states that the redevelopment authority may create subcommittees. The authority may appoint as members of the subcommittee such individuals from the community as the authority deems appropriate and such members do not have to be members of the authority. The subcommittees shall serve in an advisor capacity to the redevelopment authority. The Chair shall choose from among the members of each subcommittee a person to serve as chairperson of that subcommittee. The chairpersons of the subcommittee shall serve two-year terms and shall be eligible for reappointment. Chairman Ward asked that the Board Members think about this and be ready to discuss this at the next Board meeting.

Kenneth Deleon stated that he was very impressed at the Georgia Stand-Up Meeting that he attended and he wants to understand the barriers of this economic depression that we see in South Fulton and suggested that we create a subcommittee for this.

Kenneth Deleon suggested that the new board members visit Fitzsimons as an eye opener.

Councilmember Joyce Sheperd asked for clarity on the role of the Ex-Officio Member.

Attorney Neighbors said that the Ex-Officio Members are non-voting members in terms of official actions and Mr. Spratt interjected by saying however the Ex-Officio Members could serve and participate in any capacity other than voting.

**Regular Session:**

**Item No. 8 2010 Board Meeting Schedule:**

Chairman Ward stated a proposed schedule of Board Meetings for the 2010 Year had been included in the handout for review and that Ms. Houston's prior schedule could not accommodate these slated dates, at this time Councilmember Sheperd stated that she also had a conflict with these dates as well. Chairman Ward asked what would work for them and Mr. Sprott said that we would go back and adjust these dates and would have a new schedule available at the next Board Meeting for their review.

**Regular Session:**

**Item No. 9 Calendar Year 2010 Budget:**

Mr. Sprott stated that the OEA provides 90% of our funding and in order to get the grant we have to put together a budget each year to justify the requested funds and submit it OEA. Mr. Sprott stated the total proposed budget is \$1,579,608 and proposes that the Authority request a grant of \$1,409,847 to be supported by a match from state and local government of \$169,761. Mr. Sprott stated that the breakdown of the budget and new personnel for the MILRA was enclosed in the Board's handout and he stated that he hoped everyone had a chance to look it over. Mr. Sprott stated that OEA had increased their level of funding for legal fees. Mr. Sprott stated that an annual cost of \$136,550 (\$122,895 OEA funding) has been estimated for rent and services from ADA for 12 months. Mr. Sprott stated this is an increase of \$11,655 due to the increased demands of a larger Implementing LRA and the addition of three employees in the latter half of the year. Mr. Sprott also stated ADA provides other resources to us free but with the increase of employee we may have to look at moving to a new location. He stated that a \$4,500 allocation (\$450 OEA) was made for dues and registration. He stated that this allowed for membership in the Association of Defense Communities for the Executive Director and six members. Mr. Sprott stated that he hoped everyone would look over the breakdown that was included in the Board's packet.

Mr. Sprott also stated that the Office of Economic Adjustment is having a "Partners for Success" conference in Orlando from, November 2<sup>nd</sup> -5<sup>th</sup>, 2009 and they have invited four members to attend. Mr. Sprott said that he would be sending out an e-mail to the Board Members to see who may be interested in attending this conference.

Kenneth Deleon asked if there were any stimulus dollars coming from the Federal level.

Mr. Frank Barton said that he and staff were in the process carrying out a project needs assessment across the country and that they consolidate this into a snapshot and present it to the hill.

Mr. Sprott stated that on the City of Atlanta website there's an American Recovery Investment s link relating to this and there was nothing relating to Fort McPherson and he also went to the State site and there was nothing there either.

Chairman Ward asked about the exit on Lakewood Freeway and asked if it perhaps possible to get funding for redoing that now and also any other infrastructure be done on Fort McPherson now while the Army is still occupying the space.

Mr. Sprott said that a part of the stimulus proposal suggested that they give the money to the Army and let them do it.

Ayesha Khanna asked are we phasing these positions in based on need and not based on getting the resources. Mr. Sprott explained the timing for putting a Master Development Team together and he felt that the financial people should be the first to come aboard.

### **Approval of Item No. 9**

Kenneth Deleon made a motion to approve the budget for Calendar Year 2010 and to authorize the Chairman to approve all adjustments and amendments. Authorize the Executive Director on behalf of the Chairman to submit an application for federal assistance to OEA and separate official requests for state and local matching funds. It was seconded by Ayesha Khanna. Approval was unanimous.

### **Executive Session:**

Chairman Ward made a motion to move into the Executive Session and stated that he was required to read a statement as to why they were going into Executive Session. The statement was as follows:

“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 session is for the members to (1) deliberate regarding a personnel matter and (2) deliberate regarding the acquisition of interest in real estate. The specific reason for the closed session is to (1) discuss the employment of an executive director and executive assistant and (2) 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 seconded the motion. The vote was unanimous. The Board went into Executive Session for approximately 1 hour and 10 minutes. Chairman Ward made a motion to end the Executive Session and it was seconded by David Todd. Approval was unanimous.

### **Regular Session**

Upon returning to regular session, Mayor Joe Macon made a motion to approve, authorize and direct the transfer and employment of Jack C. Sprott as executive director and Sandra Tennyson as executive assistant to serve as full-time employees of the McPherson Implementing Redevelopment Authority under the same titles, terms, conditions, benefits and compensation as exists under the McPherson Planning LRA and authorize the chairman to execute all necessary contracts, documents and amendments. Approval was unanimous.

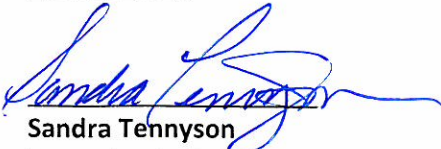
### **Adjournment:**

Chairman Ward made a motion to adjourn the meeting and it was it was seconded by Kenneth Deleon. Approval was unanimous.



The MILRA meeting ended at approximately 4:39 p.m.

**Recorded By:**



Sandra Tennyson  
Executive Assistant

9/22/09  
Date

**Approved By:**



Jack C. Spratt  
Executive Director