

McPherson Implementing Local Redevelopment Authority

Board of Directors Meeting

March 17, 2010

Minutes

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Wednesday, March 17, 2010 at the Atlanta Development Authority at 86 Pryor Street, Suite 300, Atlanta, Georgia 30303.

Board Members:

Felker Ward, Jr., Chairman
Joseph Macon
Kenneth DeLeon
Tim Lowe, III
Richard Holmes
Chandra Houston
John Akin, Jr.

Ex-Officio Members:

Councilmember Joyce Sheperd, City of Atlanta
State Senator Vincent Fort, District 39
State House of Representative, Ralph A. Long

Staff, Legal Counsel and Others:

Jack Sprott, MILRA
Sandra Tennyson, MILRA
General Phil Browning, U.S. Army Retired
Peter J. Andrews, Deputy City Attorney of Atlanta
Kristin Denius, Assistant City Attorney, City of Atlanta
Michelynn G. Carellas, US Army, BRAC Coordinator
Ken Neighbors, Greenberg Traurig, LLP

Guests

Deborah Scott, Georgia Stand-Up
Debi Starnes, Mayor's Office
Starlyn Baxter, Assoc. Credit Union
Nancy Friauf, Genesis
Kenyatta Mitchell, ONS
Monte Wilson, HOK
Julian Tablada, HOK
Herman Howard, HOK
Mannish Verma, Reznick
Dan Worrall, Reznick
Mark Sanders, Georgia Research Alliance

David J. Clappier, Richard Bowers & Co
Alleean Brown
Robert Pendergrass, Georgia Stand-Up
Kim Bogard, Georgia Stand-Up
Naima Wong, GA Health Pol. Ctr.
Daniel Smith, Smith Carter
Sinclair Cooper, Hunt Development Group
Ron Walker, Morehouse School of Medicine
Rhonda Willis, People Helping Strangers
Daniel Blackman, Georgia Planet
Sharon Watts Giles, SWG Realty
Bill Teasley

Chairman Ward called the MILRA meeting to order at approximately 1:05 p.m.

Announcements and Welcome:

Chairman Ward thanked the Authority for their continued support and to also thank the audience for their continued interest to also remind the audience about the sign-in- sheet and the sign-in- sheet for public comment for non-board members, he stated that Board would address their questions at the end of the meeting.

Approval of Minutes:

Chairman Ward motioned for the approval of the February 16, 2010 minutes for both the MPLRA and the MILRA and it was seconded by Joe Macon. Approval was unanimous.

Approval of the Agenda:

Chairman Ward recommended the adoption of the agenda. Joe Macon made a motion to approve, seconded by Kenneth DeLeon. Approval was unanimous.

Regular Session:

Item No. 4: Excused Absence Resolution:

Chairman Ward stated that at the last meeting a resolution passed to grant board members excused absences when they are unable to attend meetings and staff has proposed that an "Excused Absence Resolution" be addressed at each meeting to ensure that a vacancy is not inappropriately ordered due to the consecutive absences of any member. Chairman Ward stated that attached in the Board's handout was a list of excused board members and he asked if anyone was present who's name was on the list and the reply was yes and Chairman Ward stated that he would then assume the list to be accurate.

Approval of Item # 4:

Joe Macon made a motion to approve the proposed resolution granting an excused absence to Board Members who were absent from the February meeting. It was seconded by Kenneth DeLeon. Approval was unanimous.

Announcements:

Chairman Ward stated there would not be a meeting of the McPherson Planning LRA and asked Attorney Kristen Denius and Attorney Ken Neighbors if they had any comments in reference to the MPLRA. Attorney Neighbors stated that the Notice of Dissolution for the MPLRA had been filed and published and notice to Secretary of State given and the waiting period is on or around April 2, 2010. Attorney Neighbors stated that in about six months the MPLRA should be officially dissolved.

Chairman Ward asked Mr. Sprott to give a brief synopsis to the Board and audience on the latest meetings and presentations that he has currently participated in on behalf of Fort McPherson. Mr. Sprott stated that he was part of a panel discussion with ADC who hosted a conference in Albuquerque, NM, February 19th thru February 23, 2010. Mr. Sprott stated that he was accompanied by Board Members Chandra Houston and Kenneth DeLeon. Mr. Sprott stated they discussed the description of the EDC application for Fort McPherson and that he believes the new law is modeled after the Fort McPherson Project. On March 1st, Mr. Sprott met with Mr. Ron Walker and Chief of Staff, Ms. Kimberly Jackson both of Morehouse School of Medicine. On March 2nd he was asked to speak at a town hall meeting on behalf of Councilmember Keisha Lance Bottoms at Ben United Methodist Church and Mr. Sprott stated that Mayor Reed was in attendance and that it was a full house. On March 8th, Mr. Sprott had a breakfast meeting with Councilmember Aaron Watson. On March 9th, he gave a presentation to the Board of Regents of the University System of Georgia and they were also given a tour of the base. The first Zoning Blueprint meeting was held on March 10th and Mr. Sprott stated that every Wednesday at 6:30 pm during the month of March a zoning meeting would be held at Atlanta Technical College. March 11th, Mr. Sprott delivered an updated presentation to ADA and on March 15th he gave a presentation to Mayor Reed's weekly cabinet meeting. Chairman Ward stated that he and Mr. Sprott also had a one on one meeting with the Mayor on February 25th and that the Mayor was in support of the MILRA. Chairman Ward stated that almost every candidate for governor has ask to be brief on what this project is about and stated that we will need the support of whoever is elected as the next governor. Chairman Ward stated that he also had a meeting with GRA and with the Georgia Counsel Coalition and that he had met with the President of Atlanta Technical College and that their interest was how they could prepare the skills of the their students in anticipation to the skills that would compliment or prepare them for the future work/job plans that would become a part of the redevelopment of Fort McPherson.

Chairman Ward asked if there were any questions or comments before moving on to the next agenda item.

Councilmember Joyce Sheperd stated that she would like to see more board members at some of the community meetings.

Ken DeLeon suggested that Mr. Sprott inform the board of the meetings that he's being requested to attend and by doing so it would give board members a head's up as to whether or not they could attend the meetings if their schedule permitted. Chairman Ward agreed and Mr. Sprott stated that it wouldn't be a problem but as a reminder he wanted the board to know that sometimes he's notified or asked to attend meetings at the very last minute.

On a personal note, Mr. Sprott wanted it to be known that his alma mater, Wofford College, in Spartanburg, S.C., Men's Basketball Team will be playing the University of Wisconsin team in the NCAA Tournament on Friday March 19th.

Regular Session:

Item No. 6 Independent Auditor Engagement:

Mr. Sprott stated that on Tuesday, March 2nd the MILRA staff issued an email solicitation to four local firms, Mauldin & Jenkins, Deloitte, LLP, Frazier & Deeper and the Reznick Group requesting a quote to prepare an Independent Audit Report and Single Audit report for the McPherson Planning LRA for year ending December 31, 2009. Mr. Sprott stated that two firms had responded Mauldin & Jenkins with a quote of \$13,500 and the Reznick Group with a bid of \$12,500.

Approval of Item No. 6:

Joe Macon made a motion to approve the engagement of the Reznick Group, P.C. to prepare an Independent Audit Report and a Single Audit Report for the 2009 calendar year and to authorize the chairman or executive director to execute all contracts and amendments. It was seconded by Ken DeLeon. Approval was unanimous.

Regular Session:

Item No: 7 Research Park Master Plan- Project Overview:

Mr. Sprott introduced Monte Wilson, Project Director with HOK. Mr. Wilson stated that he was pleased to be a part of this project and today he would be speaking about the focus and process of their involvement of putting the deal in place with the Army. He introduced the members of the partnering teams who were present at the meeting. Mr. Wilson gave a PowerPoint presentation of the overall project and a brief breakdown on the responsibilities/roles that each team would play to ensure the successful completion of the project. The PowerPoint presentation was self explanatory and Mr. Wilson stated that he would make it possible for each board member to get a copy of the presentation.

Chairman Ward asked if there were any questions for Mr. Wilson.

Kenneth DeLeon asked if the Kimley- Horne in reference to traffic control if their focus would be on the inside only or the whole community around it. What is their scope?

Monte Wilson stated that even though the plan only looked at the inside they will be looking at all the issues of how the redevelopment connects to the base.

Tim Lowe asked is the marketability achievable and realistic.

Mr. Wilson said yes and that the stakeholders meetings will be very important.

Chairman Ward stated that community and stakeholders support is very important and without these two coming aboard nothing will happen.

Kenneth DeLeon asked at what point in the process would an anchor tenant be needed to get this project moving forward.

Chairman Ward stated ASAP, that we need to create a magnet, something that will draw the stakeholders.

Joe Macon suggested that a calendar of the plan be placed on the website to make it easier for those who are interested to follow along with the plan.

Mr. Wilson and Mr. Sprott both agreed that it would be done.

Senator Fort stated that he had two concerns; (1) that there was still no community person on the board and (2) that a community engagement committee has not yet been formed. He stated that he and Representative Ralph Long will be introducing legislation to the effect to address this issue and to also to give specific ex-officio members the power to have a vote on the board.

Public Comments:

Ms. Deborah Scott, Executive Director of Georgia Stand-Up. Ms. Scott stated that she wanted to officially submit a draft Georgia Tech Studio study plan completed to study community development needs and offer suggestions from the community and that she was presenting a copy to the board. Ms. Scott also wanted to revamp the issue of a community representative on the board.


Mr. Sprott asked if a copy could be available for zoning.

Ms. Scott said yes.

Adjournment:

Joe Macon made a motion to adjourn; it was seconded by Tim Lowe. Approval was unanimous. The MILRA meeting ended at approximately 2:08 p.m.

Recorded By:


Sandra Tennyson
Executive Assistant

5/19/10
Date

Approved By:


Jack C. Sprott
Executive Director