

McPherson Implementing Local Redevelopment Authority

Board of Directors Meeting

May 19, 2010

Minutes

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Wednesday, May 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
Peggy McCormick
David Todd, Jr.
John Akin, Jr.
Ayesha Khanna

Ex-Officio Members:

State Senator Vincent Fort, District 39
Chancellor Erroll B. Davis, Jr.

Staff, Legal Counsel and Others:

Jack Sprott, MILRA
Sandra Tennyson, MILRA
Darlene Hawksley, Director of Real Estate and Business, MILRA
General Phil Browning, U.S. Army Retired
Kristin Denius, Assistant City Attorney, City of Atlanta
Michelynn G. Carellas, US Army, BRAC Coordinator
Ken Neighbors, Greenberg Traurig, LLP

Guests

Bonnie Johnson, Councilmember Joyce Sheperd's Office
Starlyn Baxter, Assoc. Credit Union
Monte Wilson, HOK
Julian Tablada, HOK
John Carr, Deloitte
Alan Travis, Board of Regents
Amanda Schraner, GA DNR
Rhonda Willis, PHS
Mark Sanders, Georgia Research Alliance
Deborah Scott, GA Stand-Up
Zellie Orr, Atlanta Chapter, Tuskegee Airmen, Inc.
Kim Bogard, Georgia Stand-Up

Walt Huntley, Huntley Partners
Rick Padgett, Huntley Partners
Allean Brown, MACC
Dianese Howard, MACC
Tame Ka Winkey, MARTA
Connie Johnson, MARTA
Joseph Johnson
Naima Wong, GA State University
Bill Bassett, Cousin Properties

Chairman Ward called the MILRA meeting to order at approximately 1:08 p.m. It was determined that a quorum was not present. Chairman Ward asked that the Board review and discuss the minutes and agenda in anticipation of a formal vote when a quorum is achieved.

Announcements and Welcome:

Chairman Ward had no comments. Mr. Sprott introduced Darlene Hawksley, the incoming Director of Real Estate and Business Engagement. Ms. Hawksley gave a brief statement saying that she was happy to be a part of the team on the leading edge of this great project that should benefit Atlanta greatly. Chairman Ward thanked the Authority for their continued support and to also thank the audience for their continued interest. Chairman Ward also reminded the audience about the sign-in- sheet and the sign-in- sheet for public comment for non-board members; he stated that the Board would address their questions at the end of the meeting. Chairman Ward asked that anyone making a comment to the Board to please state their name, address and to limit their comment to three minutes. In addition Chairman Ward also stated that if anyone wanted a reply from the Board that their request must be submitted in writing and that the Board would respond likewise.

Regular Session:

Item No. 5: Quarterly Financial Reports:

Mr. Sprott stated the balance sheets and income statements for the MPLRA and MILRA were attached and this was just a snapshot of where we are for the first quarter of 2010 ending after April. Mr. Sprott stated that the documents could be a little clearer and that Peggy McCormick, Treasurer and Penny Canalizo, Controller for the Atlanta Development Authority were working on changing the format of this report.

Item No. 7: Zoning Blue Print Update:

Mr. Sprott stated that at the June 16, 2009 meeting, the MPLRA approved an intergovernmental contract with the City of Atlanta, Department of Planning & Community Development for zoning services. A zoning blueprint team has been working on a zoning blueprint for Fort McPherson to mirror the Reuse Plan and to establish protective zoning for the Historic District since October 29th. Mr. Sprott stated that the team has been working under the supervision of Ms. Charletta Jacks, Director of the Bureau of Planning for the City of Atlanta and Mr. Doug Young and Mr. John Lang will present a brief update to the Board today on the zoning blueprint project.

Mr. Doug Young presented a PowerPoint presentation which was also included in the Board's packet. Mr. Young stated that Fort McPherson was broken down into six districts:

1. The Historic District
2. Main Street District
3. Employment Center District
4. Residential District
5. Green Space District
6. Neighborhood Commercial District

Mr. Young also stated that there were a series of six meetings held at Atlanta Technical College in March and April and that property owners who lived within 3000 feet of Fort McPherson were notified of the meetings. Surveys were distributed and collected at the end of each meeting to analyze the public input. Mr. Young also stated that the City of Atlanta maintained a website with the presentations and survey results.

Approval of Agenda:

Chairman Ward recognized that a quorum was in place and he asked for the approval of the agenda. Joseph Macon made a motion to approve and it was seconded by Ayesha Khanna. Approval was unanimous.

Approval of Minutes:

Chairman Ward recommended the approval of the March 17, 2010 Minutes. Ayesha Khanna made a motion to approve, seconded by David Todd. Approval was unanimous.

Item No. 6: Equal Employment Opportunity and Anti- Harassment Policy:

Mr. Sprott stated that staff is currently applying for Directors and officers Liability Insurance coverage for the McPherson Implementing LRA, which is the identical policy that the McPherson Planning LRA had in place. Mr. Sprott also stated that the insurance company that we are engaging requires the adoption of an equal opportunity employment and anti-harassment policy within 21 days of binding the agreement. Mr. Sprott stated that a copy of the policy is attached for the Board's review and that it has been reviewed by our attorneys.

Approval of Item No. 6:

Joseph Macon made a motion to approve an Equal Employment Opportunity and Anti-Harassment Policy for the McPherson Implementing Local Redevelopment Authority. It was seconded by David Todd. Approval was unanimous.

Public Comments:

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

Correction to Minutes:

Senator Vincent Fort brought to the Board's attention an error in the March 17, 2010 Minutes, page 3, second paragraph last sentence, that read "Principal of Atlanta Area Technical College" and stated it should be "**President of Atlanta Area Technical College.**" Joe Macon made a motion to correct the error in the minutes, seconded by Ayesha Khanna. Approval was unanimous.

Item No. 8; Research Park Master Plan/Business Plan Update:

Chairman Ward made a motion to move into Executive Session and read the following 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 (1) 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."

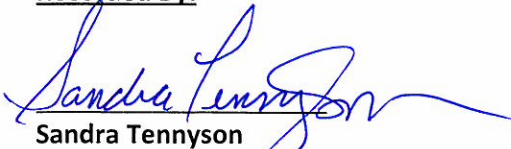
After Chairman Ward read the statement, Joe Macon seconded the motion. The vote was unanimous.

The Board went into executive session for approximately 1 hour and 12 minutes. Joe Macon made a motion to end the Executive Session and it was seconded by Ayesha Khanna. Approval was unanimous.

Adjournment:

Joseph Macon made a motion to adjourn; it was seconded by Ayesha Khanna. Approval was unanimous.

Recorded By:


Sandra Tennyson
Executive Assistant

7/21/10
Date

Approved By:


Jack C. 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 19th day of May, 2010.

(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 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 19th day of May, 2010 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.

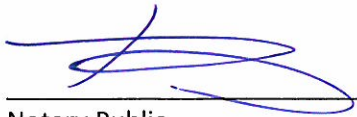
This 19th day of May, 2010.



Felker Ward, Jr., Presiding Officer

Sworn and subscribed before me
This 19th day of May, 2010.

Witnessed:



Notary Public

(SEAL)



Witness

Notary Public, Fulton County, Georgia
My Commission Expires July 26, 2010