

# McPherson Planning Local Redevelopment Authority, Inc.

January 23, 2006 – 1:00 p.m.

86 Pryor Street, SW, Suite 300, Atlanta, Georgia

## MINUTES

The first regular meeting of the Ford McPherson Local Redevelopment Authority, Inc., (“FMLRA”) was held at the offices of the Atlanta Development Authority at 1:00 p.m. Members of the Board of Directors present included: the Honorable Shirley Franklin; Lisa Y. Gordon; the Honorable Karen C. Handel; Mark W. Hennessy; Richard L. Holmes; William H. Linginfelter; and Felker W. Ward, Jr.

Staff and counsel present included: Jack Sprott; Kristen Brooks Denius; Teresa Wynn Roseborough; and Jennifer M. Rubin.

Guests included: Lieutenant Colonel Angela Kelly Stowman; Gerri Jones; Grady Myrick; Retired General Phil Browning; and Frank Barton.

Felker W. Ward, Jr., presided over the meeting. Following introductions, the following issues were addressed:

1. The proposed Board of Directors received brief remarks from Lieutenant Colonel Stowman of Fort McPherson. Colonel Stowman briefly reviewed the established procedure for site visits and tours of Fort McPherson for members of the MPLRA and its guests.
2. Felker W. Ward, Jr., Jack Sprott, General Phil Browning, and Karen Handel updated the Board of Directors on recent briefings given to public bodies and on upcoming events. On November 7, 2005, Mr. Ward briefed the East Point City Council on the MPLRA. On January 25, 2006, Mr. Ward and Mr. Sprott will brief the ARC. Also on January 25, 2006, General Browning (with Mr. Ward and Mr. Sprott) will brief Governor Purdue on the MPLRA and other Local Redevelopment Authorities. Mr. Ward’s originally scheduled briefing of the Fulton County Board of Commissions will be rescheduled. Mr. Ward stated his intention to brief and solicit ideas from all state and city interests, as well as other political leaders, including state and federal legislators. Mr. Ward and Mr. Sprott will participate in a February 20 fact-finding trip to the Fitzsimmons and Lowry base redevelopments in Denver. Karen Handel updated the Board of Directors on the potential availability of other excess federal property in East Point. Discussion was held regarding potential visits to Fort McPherson and meetings with legislative leaders. Discussion was held regarding members of the Board of Directors attending the upcoming Association of Defense Communities conference, to be held March 4-7, 2006.
3. Colonel Stowman updated the Board of Directors on the expressions of interest from federal agencies. The deadline for federal agencies to submit expressions of interest was January 16, 2006, although it is possible that the Department of Defense will give agencies additional time to submit expressions of interest. To date, the only federal agency which had expressed

interest in property on Fort McPherson is the Veteran's Administration, potentially for use of the clinic and buildings near the clinic.

4. Chairman Ward recognized that a quorum of the Board of Directors was present.
5. Richard Holmes recommended the adoption of the minutes of the December 12, 2005 Organizational Meeting for the Incorporation of the MPLRA, seconded by Mark Hennessy. The Board of Directors voted unanimously to approve the adoption of the minutes.
6. Karen Handel recommended the adoption of the agenda for the January 23, 2006 Meeting of the MPLRA, seconded by Lisa Gordon. The Board of Directors voted unanimously to approve the adoption of the agenda.
7. Richard Holmes recommended that the Board of Directors approve the hiring of Jack Sprott as the Executive Director, seconded by Lisa Gordon. The Board of Directors voted unanimously to approve the hiring of Mr. Sprott.
8. Felker W. Ward, Jr., informed the Board of Directors that the initial Secretary of the MPLRA resigned his position as Secretary and on the Board due to the fact that he is moving. Richard Holmes recommended that Lisa Gordon be elected as the new Secretary of the MPLRA, seconded by Karen Handel. The Board of Directors voted unanimously to elect Lisa Gordon as Secretary of the MPLRA.
9. The Board of Directors held a discussion regarding public access to meetings. In order to voluntarily promote openness, Jack Sprott advised that meetings would be open to the public and notifications of scheduled meetings would be posted in the Fulton County Daily Report and on the signboard at the Pryor Street entrance to the Atlanta Development Authority. Following a scheduled meeting, a summary of actions would be posted on the MPLRA website.
10. The Board of Directors held a discussion regarding a proposed Conflict of Interest and Ethics Policy. Mayor Franklin recommended the adoption of the proposed Policy, seconded by Karen Handel. The Board of Directors voted unanimously to adopt the Policy.
11. Jack Sprott gave a presentation regarding the proposed budget of the MPLRA and of the process of applying for Office of Economic Adjustment funding. Mayor Franklin recommended the approval of the proposed budget, that Chairman Ward have the authority to authorize amendments to the budget, and that Mr. Sprott have the authority to submit a final application for federal assistance and a separate request for advance or reimbursement, seconded by Bill Linginfelter. The Board of Directors voted unanimously to adopt the proposed budget, to grant Chairman Ward the authority to authorize amendments to the budget, and to grant Mr. Sprott the authority to submit a final application for federal assistance and request for advance or reimbursement.
12. Teresa Wynn Roseborough and Jack Sprott reviewed proposed amendments to the MPLRA's By-Laws. Karen Handel recommended the adoption of the amended By-Laws, seconded by Mayor Franklin. The Board of Directors voted unanimously to adopt the amended By-Laws.

13. The Board of Directors held a discussion regarding composition of the advisory committees and regarding collecting information and ideas needed to create a reuse plan for the former Fort McPherson.
14. The proposed Board of Directors received brief remarks from Frank Barton, Office of Economic Adjustment ("OEA").
15. Felker W. Ward, Jr. gave closing remarks and stated that the next meeting of the Board of Directors would be February 20, 2006, at 1 p.m. Richard Holmes recommended that the meeting be adjourned, seconded by Mark Hennessy. All unanimously agreed, and the meeting ended at 3:12 p.m.

RECORDED BY:

Jennifer M. Rubin  
Sutherland, Asbill & Brennan LLP

APPROVED: February 20, 2006



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Jack C. Sprött, Executive Director

## **McPherson Planning Local Redevelopment Authority**

February 20, 2006 - 1:00 PM

86 Pryor Street, SW, Suite 300  
Atlanta, Georgia 30303-3131

A regular meeting of the McPherson Planning Local Redevelopment Authority was held at the offices of the Atlanta Development Authority at 1:00 p.m. Members of the Board of Directors present included: the Honorable Shirley Franklin; Mark W. Hennessy; Richard L. Holmes; William H. Linginfelter; Ayesha Khanna; and Felker W. Ward, Jr.

Staff and counsel present included: Jack Sprott; Kristen Brooks Denius; Jennifer M. Rubin and Leslie Park.

Guests included: LTC Angela Stowman; BG Phillip Browning, Jr.; Richard Jenkins and Peggy McCormick.

Felker Ward Jr., called the meeting to order. The following issues were addressed:

1. Chairman Ward recognized that a quorum of the Board of Directors was present.
2. Ayesha Khanna recommended the adoption of the minutes of the January 23, 2006 Board Meeting, seconded by Richard Holmes. The Board of Directors voted unanimously to approve the adoption of the minutes.
3. Mark Hennessy recommended the adoption of the agenda for the February 20 Meeting of the MPLRA, seconded by Bill Linginfelter. The Board of Directors voted unanimously to approve the adoption of the agenda.
4. Chairman Ward recognized several visitors and commented on the announcement by the Atlanta Workforce Development Agency that it had been awarded a \$250,000 planning grant from the Department of Labor intended to assess the needs of small businesses, contractors, and former employees of Fort McPherson following its future closure. LTC Angela Stowman was also recognized and made a brief comment on the status of federal screening.
5. Executive Director Jack Sprott recommended approval of amendments to the Articles of Incorporation to seat an eleventh board member. There was general discussion and the Board agreed to the circulation of a Unanimous Written Consent to amend the Articles of Incorporation.

6. Jack Sprott reviewed a proposed procurement policy for the MPLRA. In order to achieve fairness and consistency in MPLRA business practices and minimize financial risks, he recommended that the Board of Directors adopt a procurement policy based upon the policy used by the Atlanta Development Authority. The policy uses a three-tier system for submitting and documenting purchases. During general discussion, Mr. Sprott pointed out several important elements including the justification for the omission of real property and appraisal services from the policy. Mayor Franklin recommended the adoption of the "McPherson Planning Local Redevelopment Authority Procurement Policy," seconded by Bill Linginfelter. The Board of Directors voted unanimously to approve the adoption of the policy.
  
7. The balance of the meeting was used for a discussion on an approach for Board visioning. Mr. Sprott distributed a copy of the Livable Centers Initiative plan for Oakwood City/Lakewood and a CD-Rom containing a map of Ft. McPherson; a history; and an inventory of buildings. Mayor Franklin referred to more than ten separate studies that could be referenced for the visioning process and the Board discussed the possibility of having these studies summarized.
  
8. Chairman Ward gave closing remarks and stated that the next meeting of the Board of Directors would be March 20, 2006 at the offices of Wachovia Bank and that he and Jack Sprott and other interested members would be touring the Atlantic Station project following the meeting. Mayor Franklin recommended that the meeting be adjourned, seconded by Bill Linginfelter. All unanimously agreed and the meeting adjourned at 3:00.

RECORDED BY:

Jack C. Sprott, MPLRA Executive Director  
Jennifer M. Rubin, Sutherland, Asbill & Brennan LLP

APPROVED:            March 20, 2006

  
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Jack C. Sprott, Executive Director

## McPherson Planning Local Redevelopment Authority

March 20, 2006 - 1:00 PM

Wachovia Bank at Atlantic Station  
171 Seventeenth Street, 22<sup>nd</sup> Floor  
Atlanta, Georgia 30363

A regular meeting of the McPherson Planning Local Redevelopment Authority was held at the offices of Wachovia Bank at Atlantic Station at 1:00 p.m.

Members of the Board of Directors present included: Mayor Shirley Franklin; Mark W. Hennessy; Richard L. Holmes; William H. Linginfelter; Ayesha Khanna; Mayor Joe Macon, Lisa Gordon and Felker W. Ward, Jr.

Staff and counsel present included: Jack Sprott (MPLRA); Cathy Brackett, (ADA) Kristen Brooks Denius (Assistant City Attorney), James Hasson, Jr., Jennifer M. Rubin and Leslie Park (Legal Counsel, Sutherland Asbill & Brennan).

Guests included: BG Phillip Browning, Jr. (Military Affairs Coordinating Committee), Kenneth DeLeon (MPLRA Board nominee), Frank Barton (OEA), Sharice Ownes (City of Atlanta), Joel S. Boykin, Jr. (City of Atlanta), John M. Fish (PBS&J), Dustin J. Heizer (MACTEC Engineering), Tim Dreese (Matrix Design Group), and Dan Schnepf (Matrix Design Group).

Felker Ward Jr. called the meeting to order at 1:00. The following issues were addressed:

1. Chairman Ward recognized that a quorum of the Board of Directors was present.
2. Chairman Ward recommended the adoption of the minutes of the February 20, 2006 Board Meeting, seconded by Richard Holmes. The Board of Directors voted unanimously to approve the adoption of the minutes.
3. Chairman Ward recommended the adoption of the agenda for the March 20 Meeting of the MPLRA, seconded by Mark Hennessy. The Board of Directors voted unanimously to approve the adoption of the agenda.
4. Chairman Ward welcomed Lisa Gordon back to the group and asked that each person introduce themselves. Each member and guest gave a short introduction and there was general conversation.
5. Jack Sprott gave a short presentation on a proposed visioning and planning process to guide the MPLRA. The proposed process recommended retaining a consultant to advise, assist, and facilitate the

Advisory Committees in formulating goals; reviewing all available plans and studies; conducting and facilitating workshops to complete the visioning process; and preparing a summary of conclusions and a preliminary reuse and redevelopment concept. After a short discussion, Chairman Ward directed Mr. Sprott to draft a scope of work for a Visioning, Outreach and Reuse Plan for presentation to the Board at its April 17<sup>th</sup> meeting.

6. Mr. Tim Dreese and Mr. Dan Schnepf of Matrix Design Group gave an "Introduction to BRAC Planning Process" presentation followed by questions and answers from the Board. Following questions and answers, the Board directed Mr. Sprott to draft a Request for Qualifications and Proposals to secure a visioning, outreach, and reuse planning consultant for review by the Board at its April 17<sup>th</sup> meeting.
7. Chairman Ward gave closing remarks and stated that the next meeting of the Board of Directors would be April 17, 2006 at the offices of the Atlanta Development Authority at 86 Pryor Street. Richard Holmes recommended that the meeting be adjourned, seconded by Mayor Joe Macon. All unanimously agreed and the meeting adjourned at 2:40 p.m.

RECORDED BY:

Jack C. Sprott, MPLRA Executive Director  
Cathy Brackett, ADA

APPROVED:            April 17, 2006

  
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Jack C. Sprott, Executive Director

## **McPherson Planning Local Redevelopment Authority**

April 17, 2006 - 1:00 PM

86 Pryor Street, SW, Suite 300  
Atlanta, Georgia 30303

A regular meeting of the McPherson Planning Local Redevelopment Authority was held at the offices of the Atlanta Development Authority at 86 Pryor Street, SW, Suite 300 in Atlanta, Georgia. Members of the Board of Directors present included: Mayor Shirley Franklin; Mark W. Hennessy; Richard L. Holmes; Ayesha Khanna; Chair Karen Handel, and Felker W. Ward, Jr.

Staff and counsel present included: Jack Sprott (MPLRA); Cathy Brackett, (ADA) Kristen Brooks Denius (Assistant City Attorney), and James Hasson, Jr., (Legal Counsel, Sutherland Asbill & Brennan).

Guests included: BG Phillip Browning, Jr. (Military Affairs Coordinating Committee), Kenneth DeLeon (MPLRA Board nominee), Commissioner Michael Beatty (MPLRA Board nominee); Frank Barton (OEA), Sharice Owens (City of Atlanta), Joel S. Boykin, Jr. (City of Atlanta), Leonard Ledbetter and David Goershel (MACTEC Engineering), Quentin Thomas (The Ginn Group), Doug Edwards (Arcadis), Michael Wall (Brock-Clay GPA) and Jim Finch (DCA).

Felker Ward Jr. called the meeting to order at 1:10. The following issues were addressed:

1. Chairman Ward recognized that a quorum of the Board of Directors was present.
2. Chairman Ward recommended the adoption of the minutes of the March 20, 2006 Board Meeting, seconded by Mark Hennessy. The Board of Directors voted unanimously to approve the adoption of the minutes.
3. Chairman Ward recommended the adoption of the agenda for the March 20 Meeting of the MPLRA, properly seconded. The Board of Directors voted unanimously to approve the adoption of the agenda.
4. Chairman Ward welcomed the group and asked that the Board consider another meeting date other than the third Monday indicating that some Board members were having scheduling problems due to other meeting commitments. Mr. Ward asked Mr. Sprott to poll the Board members and recommend an alternative meeting day and time.
5. Mr. Sprott read a portion of a letter that was received from the US Army approving a request from the Secretary of Veterans Affairs for a five acre



portion of Fort McPherson containing the Lawrence Joel Health Clinic and four other buildings. The letter stated that payment of fair market value would be required.

6. Mr. Sprott made a presentation on the BRRM (Base Redevelopment and Realignment Manual). There was some discussion and a copy of the manual was presented to each Board member.
7. Mr. Sprott presented a draft of the RFP for Visioning, Outreach and Reuse Planning for discussion in executive session. Before going into executive session, Chairman Ward expressed concern that the Board needed to develop a process to go forward. Ayesha Khanna suggested that the consulting firm should be experienced in structuring processes. Mayor Franklin agreed that a knowledgeable firm should be hired who could aid in setting up the process and provide the requested services. Chairman Ward made a motion to go into executive session, seconded by Mayor Franklin. The motion was approved unanimously. Mr. Beatty, Mr. DeLeon, Mr. Finch, Mr. Barton, and General Browning were invited to attend the executive session. The Board came out of executive session after meeting for approximately 30 minutes. No actions were taken.
8. Chairman Ward gave closing remarks and stated that the next meeting of the Board of Directors would be determined after polling the Board members and setting an alternate meeting schedule. Mayor Franklin recommended that the meeting be adjourned, seconded by Richard Holmes. All unanimously agreed and the meeting adjourned at 2:45 p.m.

RECORDED BY:

Jack C. Sprott, MPLRA Executive Director  
Cathy Brackett, ADA

APPROVED:            May 16, 2006

  
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Jack C. Sprott, Executive Director

**McPherson Planning Local Redevelopment Authority**  
Board of Directors Meeting

May 16, 2006  
Minutes

A regular meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, May 16, 2006, at the Atlanta Development Authority at 86 Pryor Street SW, Suite 300, Atlanta, GA 30303.

**Board Members:**

Mr. Felker Ward, Jr., Chairman  
Honorable Joe Macon  
Honorable Karen Handel  
Kenneth DeLeon  
Richard Holmes  
Bill Linginfelter  
Lisa Gordon

**Staff, Legal Counsel and Others:**

Jack Sprott, MPLRA  
Yvonne Spencer, MPLRA  
Gen. Phil Browning, U.S. Army, Retired  
Kristen Brooks Denius, City of Atlanta  
Frank Barton, Office of Economic Adjustment  
Jennifer Rubin, Attorney, Sutherland Asbill & Brennan

**Guests:**

Adam Owens, GMACC  
David Goershel, MACTEC  
Angela Stowman, Garrison, Fort McPherson  
Gerri Jones, Garrison, Fort McPherson  
Michael Wall, Brook Clay GPA  
Karen Rugg, The Collaborative Firm  
Tammi Robinson, CCDC  
Mike Hill, Tetra Tech  
Mark Lethbridge, Arcadis  
Carlos Morgan, ATLVAMC  
Steve Cover, City of Atlanta  
Thomas Williams, Zoo Atlanta  
Jim Finch, DCA  
Joel Boykin, Council Member Sheperd  
Robert Gray, Council Member Sheperd  
Michael Hightower, The Collaborative Firm  
Fred Bryant, GMACC

Chairman Ward called the meeting to order at 1:30 p.m. It was determined that a quorum was present. The following issues were addressed:

**Approval of Minutes:**

Chairman Ward recommended the adoption of the April 17, 2006 minutes, seconded by Karen Handel. The Board of Directors voted unanimously to approve the adoption of the minutes.

**Approval of Agenda:**

Chairman Ward recommended the adoption of the April 17, 2006 agenda, seconded by Kenneth DeLeon. The Board of Directors unanimously approved the adoption of the agenda.

### **Announcements and Comments:**

Chairman Ward recognized guests and welcomed Yvonne Spencer, Administrative Assistant for the McPherson Planning Local Redevelopment Authority. Everyone was asked to introduce themselves. Chairman Ward discussed the conflicts with the dates and times for all future Board meetings and announced each meeting would be held on the third Tuesday of each month at 1:30 p.m.

### **Old Business:**

Jack Sprott announced that MPLRA has placed a Request for Proposals notice for the Fort McPherson Visioning and Economic Analysis in the Atlanta Journal Constitution and on the ADA website at <http://www.atlantada.com/adainitiatives/rfpRFQ>. A mandatory pre-proposal conference would be held on May 26, 2006 at 2:00 p.m. at the office of the McPherson Planning Local Redevelopment Authority, located at 86 Pryor Street SW, Suite 300, Atlanta, GA 30303. All potential respondents or their representatives are required to attend the Pre-Proposal Conference. Responses to this RFP must be received by 12:00 noon on June 9, 2006. Chairman Ward suggested that the Board get involved with the selection of the consultant for the RFP Committee. Richard Holmes recommended that the Board authorize Chairman Ward to select the RFP Selection Committee. The motion was seconded by Karen Handel and unanimously approved.

### **New Business:**

On May 9, 2006, the U.S. Army published its "Determination of Surplus Property" (DOS) for Fort McPherson. The DOS stated that all property at Fort McPherson is surplus to the needs of the Federal Government with the exception of 5 acres that has been requested by the Department of Veteran's Affairs. Before June 9, 2006, the McPherson Planning LRA must publish and advertise the availability of these surplus properties and must request "Notices of Interest" from State and local governments, representatives of the homeless and other interested parties. The deadline for expressing such interest is set by the LRA, but can be no earlier than 3 months (August 9, 2006) and no later than 6 months after publication of the notice for expression of interest. Public notice must be given. A discussion was held to establish guidelines for Homeless Service Providers. Mr. Sprott introduced a draft of a "Notice of Surplus Federal Property" for publication as required by BRAC Law. Lisa Gordon made a motion to approve the "Notice of Availability of Surplus Property" and to authorize the Healthy Community and Quality of Life Advisory Committee and the Executive Director to represent the McPherson Planning LRA in the screening and selection of State and local eligible parties and homeless service providers. The motion was seconded by Bill Linginfelter and was unanimously approved.

The Department of Defense's Office of Economic Adjustment hosted an invitation-only OSD/Military Service/Community Conference where the main focus was to explain the BRAC law, offer workshops for the various planning and conveyance activities, and to publicize and offer services available from the federal government. During the Conference, the U.S. Army distributed copies of site assessment reports prepared by the Staubach Company for various BRAC sites across the country. This report is not intended to be a land use study or to dictate final use scenarios to the local redevelopment authorities. This information has not been adopted by the McPherson Planning LRA and does not reflect any official opinion or position of McPherson Planning LRA. Board members were asked to abstain from providing copies of any portion of this report to the public.

**Adjournment:**

A motion was made by Chairman Ward to adjourn the meeting. The motion was properly seconded by the Kenneth DeLeon. The meeting was adjourned at 2:35 p.m.

**Recorded By:**

Jack C. Sprott, McPherson Planning LRA  
Executive Director

Yvonne M. Spencer, McPherson Planning LRA  
Administrative Assistant

**APPROVED:**

June 8, 2006



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Jack C. Sprott  
Executive Director

**McPherson Planning Local Redevelopment Authority**  
Board of Directors Meeting

June 20, 2006  
Minutes

A regular meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, June 20, 2006, at the Atlanta Development Authority at 86 Pryor Street SW, Suite 300, Atlanta, GA 30303.

**Board Members:**

Mr. Felker Ward, Jr., Chairman  
Michael Beatty  
Ayesha Khanna  
Kenneth DeLeon  
Richard Holmes  
Bill Linginfelter  
Mark Hennessy

**Staff, Legal Counsel and Others:**

Jack Sprott, MPLRA  
Yvonne Spencer, MPLRA  
Gen. Phil Browning, U.S. Army, Retired  
Kristen Brooks Denius, City of Atlanta  
Frank Barton, Office of Economic Adjustment  
Leslie Park, Attorney, Sutherland Asbill & Brennan  
Mechelle Brown, City of East Point

**Guests:**

Adam Owens, GMACC  
David Goershel, MACTEC  
Jean Paul Pentecouteau, Fort McPherson  
Mike Beula, DCA  
Michael Wall, Brook Clay GPA  
Karen Rugg, The Collaborative Firm  
Leonard Ledbetter, MACTEC  
Mike Hill, Tetra Tech  
Scott Condra, Jacoby Development  
Carlos Morgan, ATLVAMC  
Tom Williams, PBS&J  
Jerry Rucker, AWDA  
Dave Goershel, MACTEC  
Joel Boykin, Council Member Sheperd  
Robert Gray, Council Member Sheperd  
Fred Bryant, GMACC  
Brian Noyes, Brock Clay GPA  
Pamela Watkins, Atlanta VA Medical Center

Chairman Ward called the meeting to order at 1:26 p.m. It was determined that a quorum was present. The following issues were addressed:

**Approval of Minutes:**

Chairman Ward recommended the adoption of the May 16, 2006 minutes, seconded by Ayesha Khanna. The Board of Directors voted unanimously to approve the adoption of the minutes.

**Approval of Agenda:**

Chairman Ward recommended the adoption of the April 17, 2006 agenda, seconded by Richard Holmes. The Board of Directors unanimously approved the adoption of the agenda.

**Announcements and Comments:**

Chairman Ward recognized and welcomed all guests. He did not have any announcements or comments.

**Old Business:**

Jack Sprott announced the selected members of the RFP Committee: Ayesha Khanna, Richard Holmes, Ken DeLeon, Bill Linginfelter and Jack Sprott. He informed the audience that 55 different firms attended the Pre-Mandatory Conference and the RFP Committee met prior to the regular Board meeting to discuss the rules of the RFP, the questions and answers that were given to each respondent, and the conflict of interest. He reiterated that the Minority Business Enterprises would be considered in this selection process. Included in the board book was a list of the nine teams that submitted a proposal. He announced that there would be another meeting in order to make the right decision.

**New Business:**

Jean Paul Pentecoteau, the Historic Architect and liaison between Fort McPherson and Fort Gillem, gave a presentation on the Historic District at Fort McPherson. He showed photos of each building; how it looked at the time it was originally built and how it looks today and also discussed the buildings on the National Register. Mr. Pentecoteau confirmed that it takes about a year for a building to be added to the National Register and the buildings that aren't currently on the register are eligible to be placed on the Register. Ken confirmed that a builder will be allowed to build within the Historic District as long as the new structure is built within the architecture of the Historic District. Once the presentation ended, Mr. Ward thanked the guests for attending the meeting and excused all guests.

**Executive Session:**

A motion was made by Chairman Ward to start the Executive Session. The motion was properly seconded by Ken DeLeon. After much discussion, Mr. Ward confirmed that the Historic District is actually where the buildings are located and the territory surrounding it. He suggested that it is to our advantage to expand the District rather than contract it. The Historical Monument Transfer is our chance to participate in the redevelopment of the property. Our primary responsibility is to maintain and preserve the property.

**Adjournment:**

A motion was made by Chairman Ward to adjourn the meeting. The motion was properly seconded by the Richard Holmes. The meeting was adjourned at 3:17 p.m.

**Recorded By:**

Jack C. Sprott, McPherson Planning LRA  
Executive Director

Yvonne M. Spencer, McPherson Planning LRA  
Assistant to the Executive Director

**APPROVED:**



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Jack C. Sprott  
Executive Director

**McPherson Planning Local Redevelopment Authority**  
Board of Directors Meeting

July 25, 2006  
Minutes

A regular meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, July 25, 2006, at Wachovia Bank at Atlantic Station located at 171 Seventeenth Street, Atlanta, Georgia 30363.

**Board Members:**

Felker Ward, Jr.  
Michael Beatty  
Ayesha Khanna  
Kenneth DeLeon  
Richard Holmes  
Mark Hennessy  
Mayor Joe Macon  
Lisa Gordon

**Staff, Legal Counsel and Others:**

Jack Sprott, MPLRA  
Yvonne Spencer, MPLRA  
Gen. Phil Browning, U.S. Army, Retired  
Kristen Brooks Denius, City of Atlanta  
Frank Barton, Office of Economic Adjustment  
Leslie Park, Attorney, Sutherland Asbill & Brennan  
Greg Pridgeon, City of Atlanta

**Guests:**

Tom Williams, PBS&J  
Fred Bryant, GMACC  
Roger Curtis, AIRMI  
Richard Jenkins, GA Dept of Labor  
Leonard Ledbetter, MACTEC  
Josie Smith, OPUS  
Nicholas Baer, OPUS  
Steve Noba, Grice & Assoc  
Joel Boyken, CM Sheperd  
Gabel Jeffares, East Point Main Street  
Karen Ruggs, The Collaborative Firm  
Marya Jackson, The Collaborative Firm  
Brian Noyes, Brock Clay GPA  
Doug Edwards, ARCADIS  
Pete McTier

Chairman Ward called the meeting to order at 1:45 p.m. It was determined that a quorum was present. The following issues were addressed:

**Approval of Minutes:**

Chairman Ward recommended the adoption of the June 20, 2006 minutes, seconded by Richard Holmes. The Board of Directors voted unanimously to approve the adoption of the minutes, with one change to be made.

**Approval of Agenda:**

Chairman Ward recommended the adoption of the July 25, 2006 agenda, seconded by Ayesha Khanna. The Board of Directors unanimously approved the adoption of the agenda.



### **Announcements and Comments:**

Chairman Ward recognized and welcomed all guests.

### **New Business:**

Jack Sprott announced that since early May, the McPherson Planning LRA staff has been working to create a new website which will be called [www.mcphersonredevelopment.com](http://www.mcphersonredevelopment.com). We entered into a contract with Spunlogic Services to create a home page and interior page template that will be further developed and maintained in-house using a Contribute tool. Ayesha Khanna suggested the MPLRA use pro-bono help to further develop the website. Frank Barton offered to pay for the website and asked that Jack Sprott submit a cost analysis for approval.

Phil Browning gave a brief update on the Fort Gillem Planning LRA, Athens LRA, and NAS Atlanta.

Chairman Ward announced that the topic of the Executive Session will be the Visioning and Economic Analysis proposals. He informed everyone that nine teams submitted proposals which were narrowed down to the final four teams whom each presented an oral presentation to the Selection Committee. A final recommendation will be presented to the Full Board during Executive Session.

### **Executive Session:**

A motion was made by Chairman Ward to enter into executive session at 2:03 p.m. The motion was properly seconded by Lisa Gordon and approved unanimously. Chairman Ward thanked the guests for attending the meeting and excused all guests for the duration of the executive session. After forty minutes, the Board entered into regular session.

### **Regular Session:**

A motion was made by Chairman Ward to enter into regular session at 2:46 p.m. The motion was properly seconded by Ken DeLeon and the Board approved unanimously. A motion was made by Jack Sprott to award PBS&J the Visioning and Economic Analysis contract. After Mark Hennesy recused himself from the voting process, Chairman Ward, Lisa Gordon, Mayor Macon, Ken DeLeon, Ayesha Khanna, and Richard Holmes agreed to award the contract to PBS&J. Chairman Ward asked that Jack Sprott send letters to the non-winning teams thanking them for their participation in the RFP process.

**Adjournment:**

A motion was made by Chairman Ward to adjourn the meeting. The motion was properly seconded by Richard Holmes. The meeting was adjourned at 3:04 p.m.

**Recorded By:**

Yvonne M. Spencer  
Assistant to the Executive Director

**APPROVED:**



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Jack C. Sprott  
Executive Director

**McPherson Planning Local Redevelopment Authority**  
Board of Directors Meeting

August 22, 2006  
Minutes

A regular meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, August 22, 2006, at the offices of the Atlanta Development Authority, located at 86 Pryor Street, Suite 300, Atlanta, Georgia 30303.

**Board Members:**

Felker Ward, Jr.  
Mayor Shirley Franklin  
Michael Beatty  
Ayesha Khanna  
Kenneth DeLeon  
Richard Holmes  
Mark Hennessy  
Mayor Joe Macon  
Lisa Gordon  
Bill Linginfelter

**Staff, Legal Counsel and Others:**

Jack Sprott, MPLRA  
Yvonne Spencer, MPLRA  
Gen. Phil Browning, U.S. Army, Retired  
Kristen Brooks Denius, City of Atlanta  
Frank Barton, Office of Economic Adjustment  
Leslie Park, Attorney, Sutherland Asbill & Brennan

**Guests:**

Tom Williams, PBS&J  
Clara Axom, Calrification & Mediation  
Don Schnepf, Matrix  
Inga Kennedy, PEQ  
Fred Bryant, Forest Park/Fort Gillem LRA  
Tim Dreese, Matrix  
Ken Bleach  
Robert Gray, Dist. 12 Office  
Joel Boykin, Dist. 12 Office  
Ken Neighbors, ADA  
Phil Browning, Gov Office  
Doug Young, Dept. of Planning  
Richard Jenkins, Dept. of Labor  
Ken Bleakly, Bleakly Advisory Group

Chairman Ward called the meeting to order at 1:35 p.m. It was determined that a quorum was present. The following issues were addressed:

**Approval of Minutes:**

Chairman Ward recommended the adoption of the July 25, 2006, seconded by Mayor Franklin. The Board of Directors voted unanimously to approve the adoption of the minutes.

**Approval of Agenda:**

Chairman Ward recommended the adoption of the August 2, 2006 agenda, seconded by Ayesha Khanna. The Board of Directors unanimously approved the adoption of the agenda.

### **Announcements and Comments:**

Since August 2, 2006, Jack Sprott has been attending NPU meetings to inform them of plans to bring PBS&J to meet with them to receive data involving the community.

On August 16, 2006, the MPLRA hosted a Homeless Service Provider / Public Benefit Conveyance workshop at the offices of the Atlanta Development Authority from 10:00 a.m. to 3:00 p.m.; which included a tour of Fort McPherson. The participants represented Hosea Feed the Hungry, Saint Joseph's Mercy Care Services, HomeAid Atlanta, The Metropolitan Atlanta Task Force for Homeless, Grady Hospital, Horace Sibley, Travel Aide of Metro Atlanta, The Sullivan Center, and The Furniture Bank of Metro Atlanta. The rules and procedures were discussed along with the purpose of the Notice of Interest due on September 25, 2006. This deadline is not open to only the participants of the workshop; it is open to the public.

Mayor Franklin suggested the MPLRA work with United Way to distribute information about the NOI. Ayesha Khanna will work with Mr. Sprott on this task.

Jack Sprott attended the ADC in Indianapolis, IN and had a meeting with Joe Whitaker, the Secretary of State. During this meeting, Mr. Whitaker informed Mr. Sprott that a draft of the Environmental Condition of Property will be available for PBS&J next month with the final copy to be completed in January of 2007. Mr. Whitaker emphasized that the Army is still trying to sell a portion of Fort McPherson in a public sale. He also reassured Mr. Sprott that the Army would defer to the MPLRA before doing so.

Chairman Ward met with different groups and various people to make sure that we have a community of interest around this project. The results and responses from everyone have been very positive.

Pete McTier, former head of the Woodruff Foundation, has agreed to become a spokesman and advocate for this project.

### **New Business:**

Jack Sprott stated that he has applied for Non-Profit Directors and Officers Liability Coverage. As part of this process, he was asked to provide an Equal Opportunity / Anti-Harassment Policy which covers the staff and Board of the MPLRA. Mr. Sprott requested that the policy be approved and a motion was made by Chairman Ward to approve this policy. The motion was properly seconded by Ken DeLeon and the Board approved unanimously.

PBS&J presented their Visioning and Economic Analysis Presentation to the Board. No questions were asked.

**Executive Session:**

A motion was made by Chairman Ward to enter into executive session at 2:45 p.m. The motion was properly seconded by Mayor Franklin and approved unanimously. Chairman Ward thanked the guests for attending the meeting and excused all guests for the duration of the executive session. After thirty minutes, the Board entered into regular session.

**Regular Session:**

A motion was made by Chairman Ward to enter into regular session at 3:25 p.m. The motion was properly seconded by Mayor Franklin and approved unanimously.

**Adjournment:**

A motion was made by Chairman Ward to adjourn the meeting. The motion was properly seconded by Richard Holmes. The meeting was adjourned at 3:32 p.m.

**Recorded By:**

Yvonne M. Spencer  
Assistant to the Executive Director

**APPROVED:**



\_\_\_\_\_  
Jack C. Sprott  
Executive Director

**McPherson Planning Local Redevelopment Authority**  
Board of Directors Meeting

October 17, 2006  
Minutes

A regular meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, October 17, 2006, at the offices of the Atlanta Development Authority, located at 86 Pryor Street, Suite 300, Atlanta, Georgia 30303.

**Board Members:**

Felker Ward, Jr.  
Michael Beatty  
Ayesha Khanna  
Kenneth DeLeon  
Richard Holmes  
Mayor Joe Macon  
Lisa Gordon  
Bill Linginfelter

**Staff, Legal Counsel and Others:**

Jack Sprott, MPLRA  
Yvonne Spencer, MPLRA  
Gen. Phil Browning, U.S. Army, Retired  
Col. Bill Cain, U. S. Army, Retired  
Kristen Brooks Denius, City of Atlanta  
Greg Pridgeon, Office of the Mayor  
Frank Barton, Office of Economic Adjustment  
Leslie Park, Attorney, Sutherland Asbill & Brennan

**Guests:**

Tom Williams, PBS&J  
Dan Schnepf, Matrix Design Group  
Inga Kennedy, PEQ  
Fred Bryant, Forest Park/Fort Gillem LRA  
Tim Drees, Matrix Design Group  
John Fish, PBS&J  
Councilwoman Joyce Sheperd  
Josh Mackey, Brock Clay GPA-Clark  
Ken Neighbors, ADA  
Melanie Walker, City Of Atlanta  
Richard Jenkins, Dept. of Labor  
Marc Goncher, City of Atlanta  
Chris Laborde  
Clara Axaam, Clarification & Mediation

Prior to the Board meeting, PBS&J gave a 35-minute visioning and economic analysis presentation. Chairman Ward called the meeting to order at 12:37 p.m. It was determined that a quorum was present. The following issues were addressed:

**Approval of Minutes:**

Chairman Ward recommended the adoption of the September 19 minutes, seconded by Ken DeLeon. The Board of Directors voted unanimously to approve the adoption of the minutes.

**Approval of Agenda:**

Chairman Ward recommended the adoption of the October 17, 2006 agenda, seconded by Bill Linginfelter. The Board of Directors unanimously approved the adoption of the agenda.

**Executive Session:**

A motion was made by Chairman Ward to enter into executive session at 12:45 p.m. The motion was properly seconded by Richard Holmes and approved unanimously. Chairman Ward thanked the guests for attending the meeting and excused all guests for the duration of the executive session. After one hour, the Board entered into regular session.

**Regular Session:**

A motion was made by Chairman Ward to enter into regular session at 1:45 p.m. The motion was properly seconded by Ken DeLeon and approved unanimously.

PBS&J gave a two hour Visioning and Economic Analysis presentation that identified the demographic and real estate market context of Fort McPherson, the demographic, population and employment trends, its major development initiatives and the implications for Fort McPherson reuse. After detailed discussion regarding potential environmental concerns, utilities and other infrastructure considerations, the PBS&J team highlighted other base redevelopment projects including Fort Benjamin Harris, Fort Sheridan, The Presidio and Fitzsimons Army Medical Center.

**Adjournment:**

A motion was made by Chairman Ward to adjourn the meeting. The motion was properly seconded by Ken DeLeon. The meeting was adjourned at 3:00 p.m.

**Recorded By:**

Yvonne M. Spencer  
Assistant to the Executive Director

**Approved:**

  
\_\_\_\_\_  
Jack Sprott  
Executive Director

12/11/06  
\_\_\_\_\_  
Date

**McPherson Planning Local Redevelopment Authority**  
Board of Directors Meeting

November 14, 2006  
Minutes

A regular meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, November 14, 2006, at the offices of the Atlanta Development Authority, located at 86 Pryor Street, Suite 300, Atlanta, Georgia 30303.

**Board Members:**

Felker Ward, Jr.  
Ayesha Khanna  
Kenneth DeLeon  
Richard Holmes

**Staff, Legal Counsel and Others:**

Jack Sprott, MPLRA  
Yvonne Spencer, MPLRA  
Gen. Phil Browning, U.S. Army, Retired  
Kristen Brooks Denius, City of Atlanta  
Frank Barton, Office of Economic Adjustment  
Leslie Park, Attorney, Sutherland Asbill & Brennan  
Aiko Bethea, City of Atlanta

**Guests:**

Tom Williams, PBS&J  
Doug Hooker, PBS&J  
Larry Beach, HQ Army - BRAC  
Ken Bleakley, BAG  
Gary Mongton, BAG  
Courtney Evans, REMAX of Buckhead  
Farron Hill, Net Funding  
Sis. Marie Sullivan, The Sullivan Center  
Sheila Bissonnette, The Sullivan Center  
Jim Finch, DCA  
George Carlisle, U. S. Army

Prior to the Board meeting, PBS&J gave a 1-hour visioning and economic analysis presentation. Chairman Ward called the meeting to order at 1:10 p.m. It was determined that a quorum was not present.

**Approval of Minutes:**

The adoption of the October 17, 2006 minutes was postponed until the next scheduled board meeting.

**Approval of Agenda:**

No action was taken.

**Regular Session:**

Ayesha Khanna, chair of the Healthy Community and Quality of Life Advisory Committee and Richard Holmes, chair of the Reuse & Design Advisory Committee each gave a brief report on the activities of their advisory committees. PBS&J provided a two-hour presentation on information and comments from advisory committee meetings and a site visit to Lowry and Fitzsimons



developments in Denver, Colorado. The team of PBS&J also presented a draft Vision, Mission and Guiding Principles reports for future planning. No action was taken.

**Adjournment:**

The meeting was adjourned at 3:17 p.m.

**Recorded By:**

Yvonne M. Spencer  
Assistant to the Executive Director

**APPROVED:**

  
\_\_\_\_\_  
Jack Spratt  
Executive Director

12/11/06  
\_\_\_\_\_  
Date

**McPherson Planning Local Redevelopment Authority**  
Board of Directors Meeting

December 11, 2006  
Minutes

A regular meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, December 11, 2006, at the offices of the Atlanta Development Authority, located at 86 Pryor Street, Suite 300, Atlanta, Georgia 30303.

**Board Members:**

Felker Ward, Jr.  
Ayesha Khanna  
Kenneth DeLeon  
Richard Holmes  
Michael Beatty  
Ayesha Khanna  
Mayor Joe Macon  
Mayor Shirley Franklin  
Mark Hennessy

**Staff, Legal Counsel and Others:**

Jack Sprott, MPLRA  
Yvonne Spencer, MPLRA  
Gen. Phil Browning, U.S. Army, Retired  
Greg Pridgeon, City of Atlanta  
Aiko Bethea, City of Atlanta  
Leslie Park, Attorney, Sutherland Asbill & Brennan

**Guests:**

Tom Williams, PBS&J  
Doug Hooker, PBS&J  
Larry Beach, HQ Army - BRAC  
Ken Bleakley, BAG  
Steve Labovitz, McKenna Long & Aldridge  
Bill Cain, GMACC  
Bryan Noyes, Brock Clay  
Councilmember Joyce Sheperd  
Leslie Moye, Chief of Staff, Joyce Sheperd  
Edrick Harris, Russell New Urban  
Bob Tritt, McKenna Long & Aldridge  
Harold Craig, Atlanta Tech College  
Sis. Marie Sullivan, The Sullivan Center  
Sheila Bissonnette, The Sullivan Center  
Edward Powers, Travelers Aide  
Megan Anderson, Furniture Bank

Chairman Ward called the meeting to order at 1:20 p.m. It was determined that a quorum was present.

**Approval of Minutes:**

Chairman Ward recommended the adoption of the October 17, 2006 minutes, seconded by Richard Holmes. Chairman Ward also recommended the adoption of the November 14, minutes, seconded by Ayesha Khanna. Approval was unanimous.

**Approval of Agenda:**

Chairman Ward recommended the adoption of October 17, 2006 agenda, seconded by Ken DeLeon. Chairman Ward also recommended the

adoption of the November 14, 2006 agenda, seconded by Richard Holmes. Approval was unanimous.

**Announcements and Comments:**

Chairman Ward welcomed Mayor Macon, Councilmember Joyce Sheperd Commissioner Michael Beatty and Phillip Browning. Councilmember Joyce Sheperd introduced Leslie Moye, her new Chief of Staff.

**Regular Session:**

Jack Sprott announced that PBS&J will deliver their final deliverables today. Tom Williams, PBS&J, Doug Hooker, PBS&J, Dan Schnepf, Matrix Design Group and Ken Bleakley, BAG, presented a summary of community perspective interviews, a due diligence report, discussed the next steps and submitted their final report.

Jack Sprott stated that a Request for Proposals for Fort McPherson and Comprehensive Land Use Planning was advertised in the Atlanta Journal Constitution on October 22, 2006 with a December 1, 2006 deadline. Proposals were received from EDAW/AECOM, PBS&J, Inc./Matrix Design Group, Hellmuth, Obata + Kassabaum (HOK) and Robert & Company.

No action was taken to form an RFP Selection Subcommittee.

Healthy Community and Quality of Life Advisory Committee Chair, Ayesha Khanna, held a meeting on November 30, 2006. The initial assessment of homelessness providers, the identification of core coalition members, the convening role of the MPLRA regarding the providers and the need for consulting support were discussed. Reuse and Design Advisory Committee Char, Richard Holmes, held an informational meeting on November 21, 2006. Jack Sprott provided a brief BRAC background and progress report, discussed the PBC Notices of Interest and the next steps.

Chairman Ward requested a regularly scheduled Board meeting to be held on Tuesday, December 19, 2006 from 11:30 a.m. to 1:00 p.m. at the office of the Atlanta Development Authority in Conference Room A.

**Executive Session:**

A motion was made by Chairman Ward to enter into executive session at 3:05 p.m. The motion was properly seconded by Mark Hennessy and approved unanimously. Chairman Ward thanked the guests for attending the meeting and excused all guests for the duration of the executive session. After a 52 minute session, the Board entered into regular session.

**Regular Session:**

A motion was made by Chairman Ward to enter into regular session at 3:57 p.m. The motion was properly seconded by Richard Holmes and approved unanimously.

A motion was made by Mayor Franklin to approve the engagement of Mr. David S. Knisely of Garrity and Knisely as outside counsel for the MPLRA. Prior consent of the City Attorney to retain Mr. Knisely had been secured by Staff. The motion was seconded by Mr. Holmes and approved unanimously.

No further action was taken.

**Adjournment:**

A motion was made by Mayor Shirley Franklin to adjourn the meeting. The motion was properly seconded by Richard Holmes and approved unanimously. The meeting adjourned at 4:06 p.m.

**Recorded By:**

Yvonne M. Spencer  
Assistant to the Executive Director

**APPROVED:**

  
\_\_\_\_\_  
Jack Sprott  
Executive Director

12/11/06  
\_\_\_\_\_  
Date

**McPherson Planning Local Redevelopment Authority**  
Board of Directors Meeting

December 19, 2006  
Minutes

A regular meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, December 19, 2006, at the offices of the Atlanta Development Authority, located at 86 Pryor Street, Suite 300, Atlanta, Georgia 30303.

**Board Members:**

Felker Ward, Jr.  
Ayesha Khanna  
Kenneth DeLeon  
Richard Holmes  
Mayor Shirley Franklin  
Ayesha Khanna  
Mark Hennessy

**Guests:**

Tom Williams, PBS&J  
Doug Hooker, PBS&J  
Frank Barton, OEA/OSD  
Jeff DuFresne, ULI  
George Carlisle, Army  
Shirley Harris, Atlanta Workforce  
Charles Whatley, ADA  
Alice Wakefield, COA Planning  
Bob Tritt, McKenna Long & Aldridge  
Tom Wyandt, ARC

**Staff, Legal Counsel and Others:**

Jack Sprott, MPLRA  
Yvonne Spencer, MPLRA  
Gen. Phil Browning, U.S. Army, Retired  
Greg Pridgeon, City of Atlanta  
Aiko Bethea, City of Atlanta  
Leslie Park, Attorney, Sutherland Asbill & Brennan

Chairman Ward called the meeting to order at 11:43 a.m. A quorum was not present at the beginning of the meeting but the quorum was satisfied with the late arrival of other Board members.

**Approval of Minutes:**

The adoption of the December 11, 2006 minutes was postponed until the next scheduled board meeting.

**Approval of Agenda:**

No action was taken.

### **Announcements and Comments:**

Chairman Ward welcomed all guests. He announced that the MPLRA is transitioning from the Visioning & Economic Analysis consultant to selecting a consultant to assist in the development of a master plan for Fort McPherson.

Lisa Gordon suggested that we define components we do not want in the master plan.

Ken DeLeon recommended that the master plan be data-driven. He also asked that we conduct more town hall meetings for community feedback.

### **Regular Session:**

Jack Sprott discussed the final deliverables provided by PBS&J which included four sets of guidelines. These guidelines will be used to shape the reuse planning process to include economic development, community building, physical design and implementation. Their area market and economic analysis implied that there are no obvious answers for a potential reuse strategy; the site lacks visibility and a clear public identity but can become a major economic catalyst for Southwest Atlanta and East Point. The final report strongly implies that the Phase II planning should continue on a path to plan, transfer and develop the property into size-appropriate selective areas for future absorption that reflect mixed uses including residential, retail, commercial, industrial, government, educational and recreational, employment centers, open space and a town center/arts/event venue.

Chairman Ward explained that it is the responsibility of the MPLRA to develop a plan and get it approved by all responsible parties to be submitted to HUD and the Department of the Army. The Army has asked the MPLRA to consider a MILCON exchange for portions of the property. The Army would select the developer; however, the developer will be required to submit a proposal that follows the MPLRA master plan. MPLRA will be able to amend the RFP to include requirements consistent with the plan of the MPLRA.

Frank Barton suggested that the MPLRA include a developer's agreement in the contract.

George Carlisle emphasized that the zoning must be completed prior to the submission of a master plan to the Department of the Army.

Ayesha Khanna proposed that the selection of the developer be based on the master plan.

Charles Whatley from ADA, Alice Wakefield from COA Planning Dept, Tom Wyandt from ARC and Jeff DuFresne of ULI discussed the major components of a master plan.

**Adjournment:**

The meeting was adjourned at 2:10 p.m.

**Recorded By:**

Yvonne M. Spencer  
Assistant to the Executive Director

**APPROVED:**

  
\_\_\_\_\_  
Jack Sprott  
Executive Director

12/19/06  
\_\_\_\_\_  
Date

**McPherson Planning Local Redevelopment Authority**  
Board of Directors Meeting

January 23, 2007  
Minutes

A regular meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, January 23, 2007, at the offices of Georgia Power located at 241 Ralph McGill Blvd, Atlanta, GA 30308

**Board Members:**

Felker Ward, Jr.  
Richard Holmes  
Michael Beatty  
Bill Linginfelter  
Lisa Gordon

**Staff, Legal Counsel and Others:**

Jack Sprott, MPLRA  
Yvonne Spencer, MPLRA  
Greg Pridgeon, City of Atlanta  
Leslie Park, Sutherland Asbill & Brennan  
Cynthia Easley, GA Dept. of Community Affairs

**Guests:**

Paul Moore, Glatting Jackson  
John Skach, Urban Collage  
Leslie Moye, City Council, Joyce Sheperd  
Pal Brightball, Colonial Hills Neighborhood  
George Smith, Grady Health Systems  
Shirley Harris, AWDA  
Chris Rigby, Marstel – Dep LLC  
Rhonda Willis, People Helping Strangers  
Frank McGovern, URS/HOK  
Herman Howard, HOK  
Mignon Allen, Dovetail  
Lakey Boyd, Market & Main  
George Carlisle, Dept of Army  
Jack Seibert, CH2M Hill  
Richard Jenkins, GA dept of Labor  
Brian Hooker, CBRE  
Kevin Lynch, Chris Kids  
Edward Powers, Travelers Aid  
Lee Bell, Bank of America  
Rebecca Wellborn, Resident  
Ellen McCarty, Jerusalem House

Chairman Ward called the meeting to order at 1:32 p.m. It was determined that a quorum (5 members – non ex-officio) was present.

**Approval of Minutes:**

Chairman Ward recommended the adoption of the December 11, 2006 minutes, seconded by Richard Holmes. Chairman Ward also recommended the adoption of the December 19, 2006 minutes, seconded by Michael Beatty. Approval was unanimous.



### **Approval of Agenda:**

Chairman Ward recommended the adoption of the agenda which was seconded by Richard Holmes. Approval was unanimous.

### **Regular Session:**

Jack Sprott announced that a Request for Proposals for Fort McPherson Outreach and Comprehensive Land Use Planning was advertised in the Atlanta Journal Constitution on Sunday, October 22, 2006. After hearing oral presentations from three of the four teams, the Selection Committee selected the Hellmuth, Obata + Kassabaum, Inc. (HOK) consulting team for final approval by the full Board. The HOK team is represented by URS, Urban Collage, Glatting Jackson, Market + Main and Dovetail Consulting.

A motion was made by Chairman Ward to approve the selection of the HOK consulting team and authorize the chairman or executive director to execute all necessary and satisfactory documents and amendments. The motion was seconded by Lisa Gordon and unanimously approved.

Jack Sprott informed the full board that the MPLRA was awarded a \$140,000 REBA Grant from the State of Georgia which will be matched with \$140,000 from the City of Atlanta. The Office of Economic Adjustment (OEA) approved a new \$1,012,193 Community Economic Adjustment Planning Assistance grant. Unanticipated costs have resulted in a need for increasing the overall 2007 budget. A motion was made to increase the budget to \$1,111,800. The OEA portion is \$921,104 plus a \$200,696 local share. The motion was properly seconded by Bill Linginfelter and unanimously approved.

Jack Sprott informed the board that the Healthy Community Committee Chair, Ayesha Khanna, held her most recent meeting on January 17, 2007 which focused on the recent Request for Proposals for a Homeless Provider Coalition Consultant and the role of the Regional Homeless Commission in the screening process. The consultant is being retained to guide and facilitate and support, on behalf of the LRA, the activities and deliberations of the group of selected homeless providers identified as the "Coalition." A key factor in this approach to the homeless screening process is the willingness of the Regional Commission on Homelessness to serve as the "convening entity." Mr. Sprott conveyed a message from Chair Khanna that the Board publicly acknowledge its clear intent and desire that the Regional Commission assume this "convening entity" role. Mr. Sprott conceded that some Healthy Community & Quality of Life Advisory Committee members had expressed concerns about preferential treatment and conflict of interest as well as the level of acceptance by the

other Coalition members. However, he and Chair Khanna were in agreement that the Board should request that the Regional Commission serve as the "convening entity" and thus allow for immediate "ramping up" and the formation of an advisory group and validation from the Coalition members.

Reuse and Design Committee Chair, Richard Holmes, hosted a tour on January 8, 2007 of town centers and mixed-use developments around Atlanta. The group visited the Smyrna Town Center, the City of Chamblee, Perimeter Place and Glenwood Park. Members of his team have been conducting one-on-one interviews with organizations that have requested Public Benefit Conveyances. Mr. Holmes discussed these activities and provided an update on next steps.

Finance and Economic Development Chair, Bill Linginfelter, met with Chairman Ward, David Knisely and Mr. Sprott on November 20, 2006 and again with Mr. Sprott on January 18, 2007 to discuss recent meetings with stakeholders and the U. S. Army. Mr. Linginfelter agreed to reserve his report for executive session.

#### **Executive Session:**

A motion was made by Chairman Ward to enter into executive session at 2:10 p.m. The motion was properly seconded by Richard Holmes and approved unanimously. Chairman Ward thanked the guests for attending the meeting and excused all guests for the duration of the executive session. After a 57 minute session, the Board entered into regular session.

#### **Regular Session:**

A motion was made by Chairman Ward to enter into regular session at 3:02 p.m. The motion was properly seconded by Bill Linginfelter and approved unanimously.

Protip Biswas, executive director of the Regional Homeless Commission, discussed the role and operation of his organization, distributed copies of a brochure and answered questions from the Board. Mr. Sprott inquired if it was appropriate for members of the Health Community & Quality of Life Advisory Committee to select the Homeless Provider Consultant for recommendation to the full Board. There was general agreement.

Lisa Gordon suggested that a resolution be passed to "acknowledge the Board's request that the Regional Commission on Homelessness serve as the convening entity for the Homeless Provider Coalition." A motion was

made by Chairman Ward to pass such resolution. The motion was properly seconded by Richard Holmes and approved unanimously.

**Adjournment:**

A motion was made by Chairman Ward to adjourn the meeting. The motion was properly seconded by Lisa Gordon and approved unanimously. The meeting adjourned at 3:27 p.m.

**Recorded By:**

Yvonne M. Spencer  
Assistant to the Executive Director

**APPROVED:**

  
\_\_\_\_\_  
Jack Spratt  
Executive Director

1/23/07  
\_\_\_\_\_  
Date

**McPherson Planning Local Redevelopment Authority**  
Board of Directors Meeting

February 27, 2007  
Minutes

A regular meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, February 27, 2007, at the offices of the Atlanta Development Authority located at 86 Pryor Street SW, Suite 300, Atlanta, GA 30303.

**Board Members:**

Felker Ward, Jr.  
Commissioner John Eaves  
Commissioner Michael Beatty  
Bill Linginfelter  
Ayesha Khanna  
Richard Holmes  
Mayor Joe Macon  
Ken Deleon

**Staff, Legal Counsel and Others:**

Jack Sprott, MPLRA  
Yvonne Spencer, MPLRA  
Leslie Parks, City of Atlanta  
Cynthia Easley, Dept. of Community Affairs  
Gen. Phil Browning, GMACC

**Guests:**

George Carlisle, US ARMY  
Chirayu Bhatt, HOK  
Frank McGovern, URS  
Isaac Blythers, Advisory Member  
Janet Rechtman, Rechtman Consultants  
Monte Wilson, HOK  
Sam Turner, Re/Max  
Steve Foster, GA Power  
Darrhyl Dennis, GA Power  
Brian Noyes, Brock Clay GPA  
Aaron Fortner, Market + Main  
Chris Rigby, Marstel – Day, LLC

Bill Cain, GMACC  
Mignon Allen, Dovetail Consultants  
Steve Brazen, Rechtman Consultants  
Hattie B. Dorsey, Advisory Member  
Paul Moore, Glatting Jackson  
Alan Martin, GPC  
Rhonda Willis, People Helping Strangers  
George Smith, Grady Health System  
Sheila Bissonnette, The Sullivan Center  
Michael Ward, Greenberg Traurig  
Monique Brewer, RWU

Chairman Ward called the meeting to order at 10:17 a.m. It was determined that a quorum was present.

**Approval of Minutes:**

Chairman Ward recommended the adoption of the January 23, 2007 minutes, seconded by Ayesha Khanna. Approval was unanimous.

### **Approval of Agenda:**

Chairman Ward recommended the adoption of the agenda which was seconded by Ken DeLeon. Approval was unanimous.

### **Regular Session:**

Jack Sprott asked each Board member to review the tentative 2007 meeting calendar and stated that while we will try to adhere to the calendar dates previously posted, we realize that because each Advisory Committee is meeting more regularly there may be a need to adjust the calendar at any given time. Chairman Ward expressed the concern for posting calendar dates throughout 2007 and asked that they be looked upon as tentative dates rather than confirmed dates. Richard Holmes asked that the posted schedule be followed as closely as possible. Yvonne Spencer will confirm meeting dates each month.

To support the Regional Commission on Homelessness (the "RCOH"), the MPLRA issued a Request for Proposals (RFP) for Homeless Provider Coalition services. The purpose of this RFP was to identify, select and engage a qualified and capable firm or firms to provide the necessary guidance, facilitation and administrative support to participants on behalf of the LRA in order to meet critical deadlines. Jack Sprott, Ayesha Khanna and selected members of the Healthy Community and Quality of Life advisory committee received and reviewed two proposals. The unanimous decision was Rechtman Consulting Group, represented at the board meeting by Janet Rechtman and Steve Brazen. A motion was made to approve the selection of Rechtman Consulting Group and authorize the chairman or executive director to execute all necessary and satisfactory documents and amendments. The motion was properly seconded by Mayor Joe Macon and unanimously approved.

Jack Sprott gave a brief report on each Advisory Committee.

Hellmuth, Obata + Kassabaum, Inc. (The HOK Planning Group) provided a presentation updating the MPLRA on the remaining 11 weeks of the planning and public outreach process. HOK also presented a series of briefings which included their findings from the PBS&J final report, the final Environmental Condition of Property Report (Army) and the 2007 City of Atlanta Comprehensive Planning report. The group offered guidance and design direction shaped around and built upon the four different guidelines (Economic Development, Community Building, Physical Design and Implementation) presented in the PBS&J report.

**Executive Session:**

A motion was made by Chairman Ward to break for lunch, enter into executive session at 12:15 p.m. and resume HOK's presentation after executive session. The motion was properly seconded by Richard Holmes and unanimously approved. Chairman Ward thanked the guests for attending the meeting and excused all guests for the duration of the executive session. After 40 minutes, the Board entered into regular session.

**Regular Session:**

A motion was made by Chairman Ward to enter into regular session at 12:55 p.m. The motion was properly seconded by Mayor Joe Macon and approved unanimously.

HOK continued their presentation for the remainder of the meeting.

**Adjournment:**

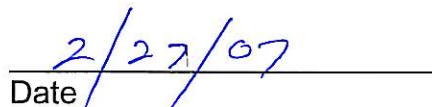
A motion was made by Chairman Ward to adjourn the meeting. The motion was properly seconded by Commissioner Michael Beatty and unanimously approved.

**Recorded By:**

Yvonne M. Spencer  
Assistant to the Executive Director

**APPROVED:**

  
\_\_\_\_\_  
Jack Sprott  
Executive Director

  
\_\_\_\_\_  
Date

**McPherson Planning Local Redevelopment Authority**  
Board of Directors Meeting

April 17, 2007  
Minutes

A regular meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, April 17, 2007, at the offices of the Atlanta Development Authority located at 86 Pryor Street SW, Suite 300, Atlanta, GA 30303.

**Board Members:**

Felker Ward, Jr.  
Lisa Gordon  
Richard Holmes  
Ayesha Khanna  
Kenneth DeLeon

**Staff, Legal Counsel and Others:**

Jack Sprott, MPLRA  
Yvonne Spencer, MPLRA  
Leslie Parks, City of Atlanta  
Kristen Denius, City of Atlanta  
Gen. Phil Browning, GMACC

**Guests:**

George Carlisle, US ARMY  
Chirayu Bhatt, HOK  
Frank McGovern, URS  
Shirley Harris, AWDA  
Glynn Ryan, USAG BRAC  
George Smith, Grady Health System  
Edward Powers, Travelers Aid  
Frank Barton, DOD OEA  
Aaron Fortner, Market + Main  
Chirayu Bhatt, The HOK Planning Group  
Janide Sidifall, URS  
Lisa Westberry, GDOT  
Eric Young, Archway Housing  
L. Robinson, Hillside Chapel  
KC Smith, Museum GA

Bill Cain, GMACC  
Richard Jenkins, BRAC Consultant, DOL  
Steve Brazen, Rechtman Consultants  
Cynthia Easley, GA DCA  
Paul Moore, Glatting Jackson  
Linda Williford, AWDA  
Monique Brewer, HJ Russell  
Councilmember Joyce Sheperd, COA  
John Skach, Urban Collage  
Herman Howard, HOK Planning Group  
Chris Rigby, Marstell-Day, LLC  
Mara Lindsey, GDOT  
Webster Luke, Archway Housing  
WG Robinson, S. L. King & Assoc.  
LaNorris Nixon, HJ Russell

Chairman Ward called the meeting to order at 1:38 p.m. It was determined that a quorum was present.

**Approval of Minutes:**

Chairman Ward recommended the adoption of the March 28, 2007 minutes, seconded by Ken DeLeon. Approval was unanimous.

### **Approval of Agenda:**

Chairman Ward recommended the adoption of the agenda which was seconded by Richard Holmes. Approval was unanimous.

### **Regular Session:**

Jack Spratt announced that Mara Lindsey, Georgia Department of Transportation, would brief the Board on their Notice of Interest for a Public Benefit Conveyance for highway use. She gave a presentation which showed how they propose to construct a stream mitigation bank, 150 feet on either side of the proposed channel for a length of 4000 feet, totaling approximately 27 acres.

Jack Spratt informed everyone that the LRA held its second round of public meetings and charrettes designed to seek ideas and opinions on the reuse of Fort McPherson. He also mentioned a Fort McPherson update meeting with the Economic Development Sub-Cabinet of the Atlanta Development Authority where the residential development, greenspace, employment center and the size and type of tax base being created was discussed.

The HOK Planning Group provided an update on the most recent "preferred plan" resulting from the series of public meetings.

Councilmember Joyce Sheperd thanked the LRA for hosting a great public meeting. She informed Jack that she is still getting clarification of the Implementing LRA and gave Yvonne Spencer a list of proposed meeting dates for her Advisory Committee. CM Sheperd invited the Board to participate in these meeting.

Jack Spratt reminded everyone that we only have one additional Board meeting prior to the completion of HOK's efforts.

### **Executive Session:**

A motion was made by Chairman Ward to enter into executive session at 3:12 p.m. The motion was properly seconded by Ken DeLeon and unanimously approved. Just over an hour later, the Board entered into regular session.



**Regular Session:**

A motion was made by Chairman Ward to enter into regular session at 4:20 p.m. The motion was properly seconded by Ken DeLeon and approved unanimously.

**Adjournment:**

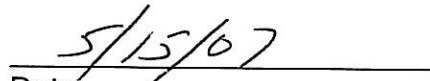
After confirming that May 15, 2007 at 1:30 p.m. is set for the next Board meeting, a motion was made by Chairman Ward to adjourn the meeting. The motion was properly seconded by Ayesha Khanna and unanimously approved.

**Recorded By:**

Yvonne M. Spencer  
Assistant to the Executive Director

**APPROVED:**

  
\_\_\_\_\_  
Jack Spratt  
Executive Director

  
\_\_\_\_\_  
Date

**McPherson Planning Local Redevelopment Authority**  
Board of Directors Meeting

May 15, 2007  
Minutes

A regular meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, May 15, 2007, at the offices of the Atlanta Development Authority located at 86 Pryor Street SW, Suite 300, Atlanta, GA 30303.

**Board Members:**

Felker Ward, Jr.  
Lisa Gordon  
Michael Beatty  
Ayesha Khanna  
Kenneth DeLeon  
Bill Linginfelter  
John Eaves

**Staff, Legal Counsel and Others:**

Jack Sprott, MPLRA  
Yvonne Spencer, MPLRA  
Leslie Parks, City of Atlanta  
Kristen Denius, City of Atlanta  
Gen. Phil Browning, GMACC

**Guests:**

George Carlisle, US ARMY  
Chirayu Bhatt, HOK  
Frank McGovern, URS  
Glynn Ryan, USAG BRAC  
Edward Powers, Travelers Aid  
Frank Barton, DOD OEA  
John Skach, Urban Collage  
Herman Howard, HOK Planning Group  
Janet Rechtman, Rechtman Consultant  
Eric Young, Archway Housing  
Greg Pridgeon, COA  
Willie Palmer, Georgia Power  
State Senator Vincent Fort  
Debi Starnes, COA

Bill Cain, GMACC  
Richard Jenkins, BRAC Consultant, DOL  
Steve Brazen, Rechtman Consultant  
Rhonda Willis, People Helping Strangers  
Edward Tate, Gov. Office  
Councilmember Joyce Sheperd, COA  
Chirayu Bhatt, The HOK Planning Group  
Lisa Westberry, GDOT  
Mara Lindsey, GDOT  
Webster Luke, Archway Housing  
Peggy McCormick, ADA  
Lakey Boyd, Market + Main  
Rhonda Willis, People Helping Strangers

Chairman Ward called the meeting to order at 1:34 p.m. After determining a quorum was present, Phil Browning introduced and welcomed Edward Tate, Deputy Council for the Governor. Chairman Ward recognized Commissioner John Eaves. He also thanked Peggy McCormick for permitting the LRA to use the Atlanta Development Authority (ADA) for each meeting and congratulated her on her promotion to President of ADA.

### **Approval of Minutes:**

Chairman Ward recommended the adoption of the April 17, 2007 minutes, seconded by Michael Beatty. Approval was unanimous.

### **Approval of Agenda:**

Chairman Ward recommended the adoption of the agenda which was seconded by Ayesha Khanna. Approval was unanimous.

### **Regular Session:**

Due to a number of questions the LRA has received from the public, Jack Sprott explained the reason for the creation of the Local Redevelopment Authority and clarified the nature and purpose of its planning mission.

Jack Sprott stated that as a result of meetings with the Board of Regents Staff, Georgia Research Alliance, Sasaki Inc., Regional Commission on Homelessness Steering Committee, Fort McPherson Citizen Advisory Group and Senior Staff from the Mayor Franklin's office and the City of Bureau Planning our previous plans have been modified. HOK gave a detailed presentation on the most recent "preferred plan." He discussed the updates on the framework / land use plan, zoning recommendations and how the plan is responding to the different NOI requests.

Ayesha Khanna, Chair of the Healthy Community Quality of Life Subcommittee, explained the principals, context and charge to the committee. She added that they have developed a vision that would do more than just the "bare minimum to meet federal requirements" but also create an inclusive, diverse community at Fort McPherson. This committee is recommending five "priority areas" that would accommodate 8 to 10 homeless service providers assuming subsequent agreements between the parties. In their opinion, the recommendations represent a fair share of the county/citywide needs of the homeless community and promote a dispersed allocation of facilities serving the homeless. The recommendations do not address all of the requested properties submitted from the Regional Commission on Homelessness and the RCOH is not guaranteed a set percentage of units for the homeless in future construction. As a result the RCOH Steering Committee has challenged the recommendation. An explanation of the recommendation was presented.

On behalf of Richard Holmes, Chair of the Reuse and Design Advisory committee, Lisa Gordon stated the concern of this committee is the viability of the total plan. They felt that the HCQL's recommendation will give the perception of an unsuccessful model. The concerns of those

present from the R&D committee focused on the overall scale of the recommendation and stated that it did not represent a fair share of the homeless needs burden. The members added that the overall recommendation should reflect market reality as stated in the MPLRA Principles.

**Executive Session:**

A motion was made by Chairman Ward to enter into executive session at 3:09 p.m. The motion was properly seconded by Ken DeLeon and unanimously approved. An hour later, the Board entered into regular session.

**Adjournment:**

After confirmation of our next MPLRA Board meeting, June 19, 2007 at 1:30 p.m. at ADA in conference room A, a motion was made by Chairman Ward to adjourn the meeting. The motion was properly seconded by Ken DeLeon.

**Recorded By:**

Yvonne M. Spencer  
Assistant to the Executive Director

**APPROVED:**

  
\_\_\_\_\_  
Jack Spratt  
Executive Director

6/19/07  
\_\_\_\_\_  
Date

**McPherson Planning Local Redevelopment Authority**  
Board of Directors Meeting

June 19, 2007  
Minutes

A regular meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, June 19, 2007, at the offices of the Atlanta Development Authority located at 86 Pryor Street SW, Suite 300, Atlanta, GA 30303, at 1:30 pm.

**Board Members:**

Felker Ward, Jr.  
Lisa Gordon  
Mayor Shirley Franklin  
Ayesha Khanna  
Kenneth DeLeon  
Bill Linginfelter  
Mayor Joe Macon (by phone)  
Richard Holmes

**Staff, Legal Counsel and Others:**

Jack Sprott, MPLRA  
Jackie Archer, MPLRA  
Leslie Parks, Sutherland A&B  
Kristen Denius, City of Atlanta  
Gen. Phil Browning, GMACC  
James Hasson, Jr., Sutherland A&B

**Guests:**

Paul; Taylor, DPRCA  
Alan Wickersham, ADA  
Glynn Ryan, USAG BRAC  
Edward Powers, Travelers Aid  
Katherine Davis  
Cynthia Easley, DCA  
Herman Howard, HOK Planning Group  
Janet Rechtman, Rechtman Consultant  
Robert Mason, St. Joseph's Mercy Care  
KC Smith  
Kevin Lynch, CHRIS Kids  
Sheila Bissionette, The Sullivan Center  
Richard Jenkins, GDOL

Greg Pridgeon, COA  
Peggy McCormick, ADA  
Luke Tyler,  
Flora Tommie, Perkerson Civic Assc.  
Edmund McAfee, COA  
Chirayu Bhatt, The HOK Planning Group  
Carla Robertson, City Council  
John Dallas, Georgia Stand-Up

After determining a quorum was present, Chairman Ward called the meeting to order at 1:35 p.m.

**Approval of Minutes:**

Richard Holmes recommended the adoption of the May 15, 2007 minutes, seconded by Mayor Shirley Franklin. Approval was unanimous.

**Approval of Agenda:**

Chairman Ward recommended the adoption of the agenda, which was seconded by Richard Holmes. Approval was unanimous.

**Regular Session:**

Jack Sprott advised the Board members that a packet of information provided by K. C. and Mercedes Smith was available for their inspection on the side table. Included in this packet was a hardback book entitled "Spectacular Washington". Unfortunately, the books would need to be returned and he asked that they not be taken off the property. HOK gave a detailed presentation on the most recent "preferred plan." Herman Howard discussed the updates on the framework / land use plan, zoning recommendations and how the plan is responding to the different NOI requests. Concerns were voiced regarding zoning, parking, traffic flow, and noise control. The option of having event organizers to assist with the flow of traffic was also discussed. Joe Macon, Mayor of the City of East Point, who joined the meeting via phone, spoke about the impact a park would have on the City of East Point.

Jack Sprott provided a short summary of actions and decisions leading up to the most recent recommendation for homeless provider participation in the Reuse Plan. He explained that the original "baseline" proposal of May 15<sup>th</sup> represented a "best in class" development in terms of addressing homeless needs and was aggressive but practical in terms of economic development. He clarified that this "baseline" proposal had most recently been supplemented by the Health Community/Quality of Life Advisory Committee to add 140 units of employment and senior housing and leased space for a furniture bank.

At a June 7 meeting, the Research and Design Advisory Committee failed to support the supplemental recommendation and unanimously passed a motion to seek a compromise "grounded in market reality and representing a fair share of the homeless needs for the surrounding communities."

On June 13, a joint meeting between the HCQL and R&D Advisory Committees was held to specifically seek common ground and a compromise recommendation. Unfortunately, no compromise was reached.

Jack Sprott expressed his concerns about the time remaining for completion of the plan and the resulting cost overruns. He then provided a short assessment of the situation that, simply put, the HCQL has done great work in regard to the quality of providers recommended but, after the first cut, the remaining eleven providers represent more than a fair share. In addition, two of the components were earmarked by the consultants as being "adverse to economic development." He stated that the chairs of the two committees agreed that a compromise was needed and he supported that position. The homeless occupancy component was overshadowing the positive aspects of the larger development plans for employment and green space.

Ayesha Khanna gave a brief overview of the recommended sites and providers with an emphasis on the HCQL Guiding Principles.

Mayor Franklin commented on her visit to Montreal and the work of a combined agency serving housing and the homeless that was in stark deference to what she witnessed in Vancouver, British Columbia. She added that the McPherson project is a bold development that must include poverty-line people at-risk for homelessness in an integrated community.

Bill Linginfelter stated that he felt that this bold redevelopment needed to attract an element for jobs. He pointed out that the recommendation for homeless occupancy may be a "best in class" for non-profits but would be detrimental to for-profit investors and developers.

Ken DeLeon stated that the R&D Advisory Committee had asked for a list of priorities and that we should be mindful of the homeless and poverty levels south of town. He emphasized the position of the R&D Committee that our recommendation be based in market reality.

Lisa Gordon stated that five old-style housing projects were in the East Point community and that existing services included the Grady Clinic, Morehouse and some senior centers. She added that East Point is serving at a high level and that this development should complement, not duplicate, these services and that we should "be honest" about the impact on the community."

Phil Browning commented that the State's position would lean towards the position stated by the R&D Advisory Committee.

### **Executive Session:**

A motion was made by Chairman Ward to enter into executive session at 3:15 p.m. The motion was properly seconded by Ken DeLeon and unanimously approved. Approximately fifteen minutes later, the Board entered into regular session.

**Adjournment:**

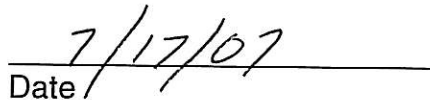
After confirmation of our next MPLRA Board meeting, July 17, 2007 at 1:30 p.m. at ADA in conference room A, a motion was made by Chairman Ward to adjourn the meeting. The motion was properly seconded by Ken DeLeon. Approval was unanimous.

**Recorded By:**

Jackie Archer  
Assistant to the Executive Director

**APPROVED:**

  
\_\_\_\_\_  
Jack Sprott  
Executive Director

  
\_\_\_\_\_  
Date



**McPherson Planning Local Redevelopment Authority**  
Board of Directors Meeting

August 21, 2007  
Minutes

A regular meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, August 21, 2007, at the offices of the Atlanta Development Authority located at 86 Pryor Street SW, Suite 300, Atlanta, GA 30303, at 1:30 pm.

**Board Members:**

Felker Ward, Jr.  
Ayesha Khanna  
Kenneth DeLeon  
Bill Linginfelter  
Richard Holmes

**Staff, Legal Counsel and Others:**

Jack Sprott, MPLRA  
Yvonne Spencer, MPLRA  
Leslie Parks, Sutherland A&B  
Kristen Denius, City of Atlanta  
Gen. Phil Browning, GMACC  
Frank Barton, OEA

**Guests:**

Greg Pridgeon, COA  
Willie Palmer, Georgia Power  
George Carlisle, U.S. Army  
Cynthia Easley, DCA  
Herman Howard, HOK Planning Group  
Janet Rechtman, Rechtman Consultant  
Robert Mason, St. Joseph's Mercy Care  
Kevin Lynch, Chris Kids  
Maj. Benard, U.S. Army / PHS Guest  
Sheila Bissionette, The Sullivan Center  
Wray Robertson, Actulegend Lease

Peggy McCormick, ADA  
Rhonda Willis, People Helping Strangers  
Berook Moges, CAPN, Inc.  
Chirayu Bhatt, The HOK Planning Group  
Shirley Harris, AWDA  
Linda Willford, AWDA  
Frank McGovern, URS  
Monique Brewer  
WG Robinson, S L King & Assoc  
Carla Robertson, COA

After determining a quorum was present, Chairman Ward called the meeting to order at 1:30 p.m.

**Approval of Minutes:**

Richard Holmes recommended the adoption of the July 17, 2007 minutes, seconded by Ayesha Khanna. Approval was unanimous.

### **Approval of Agenda:**

Chairman Ward recommended the adoption of the agenda, which was seconded by Richard Holmes. Approval was unanimous.

### **Regular Session:**

Chairman Ward welcomed everyone and stated that this meeting was a “dry run” for the September meeting that will include a motion to approve the HUD Application, including the HUD Submission and the Reuse Plan.

Jack Sprott referred to a list of proposed dates for regular meetings in 2008 and began a review of the Reuse Plan amendments and additions. He discussed the “Barriers and Edge Effects” section of the Reuse Plan and highlighted that the Campbellton Road boundary to the north will provide the earliest and easiest access to the new development of the facility. He also revisited the environmental conditions and emphasized that the majority of the base is Category 1 (uncontaminated) and available for transfer. He briefly reviewed some changes to the boundaries of the high density mixed-use district to allow for use of the USARC parking garage. He read aloud a statement in the Employment Center section regarding the State’s intention to commit capital and manpower to create a Global Bioscience Center on the site.

Herman Howard, HOK Consulting Group, went over the proposed “balance” paragraph that would be inserted into the document. This paragraph would say essentially that the goal for the residential component in the Re-Use Land Plan at Fort McPherson is to create a balance with the residential program throughout the site. That balance will be reflected within the overall mixed income of future residences (new construction), the concept of scattered housing (new and existing residential structures) and the different location / different residential environments created as a result of the Land Use plan.

A crucial factor in the planning for the residential component is to have a minimum of 20% of the residential program set aside for Affordable Housing and the remainder of the program that will be distributed among Market Rate housing, housing for the formerly homeless and High End housing. The majority of the remainder would be Market Rate housing with a very small percentage of scattered units for the formerly homeless.

There was some discussion on the formula for determining the levels of housing affordability. The Board was told there are existing definitions and guidelines for affordable housing and that these could be brought into synch for this component of the plan. Ayesha Khanna asked what, beyond the TAD, would give assurance that an affordable housing ratio

would be achieved? Jack Sprott answered that the answer was dependent on future agreements with developers. Felker Ward stated that the market will dictate the final ratio. He added that it is appropriate that we set minimum requirements and the rest will be guided by the market.

Following the discussion on the Reuse Plan, Ayesha Khanna asked about the distribution of the plan and the public relations involved. Mr. Ward stated that the Staff should obtain the services of a public relations firm.

Janet Rechtman reviewed the format and content of the HUD Application. It is the "master" document that contains the Reuse Plan, the homeless assistance submission and a summary of public comments on both documents. The Homeless Assistance Submission consists of five components: (1) information about homelessness; (2) notices of interest; (3) legally binding agreements; (4) balance and (5) outreach. Jack Sprott commented on several necessary corrections and additions.

Jack Sprott walked the Board through a review of the legally binding agreements. He stated that the response from PRI to the cash equivalent proposal was that the \$10 million was sufficient and a set amount would need to be agreed upon. Felker Ward discouraged the allowance of excess funds in the agreement for operating expenses. The total amount should go to capital funding.

In closing, Ayesha Khanna said that we should emphasize the overall plan and not allow the focus to be the homeless component. Richard Holmes added that we should continue to follow our guiding principles and vision to show that the homeless component is a small percentage and that the uses are complementary to the overall development.

### **Executive Session**

Ken DeLeon made a motion to go into executive session, seconded by Ayesha Khanna and unanimously approved. After approximately 25 minutes, the Board entered into regular session. No further action was taken.

### **Adjournment:**

A motion was made by Chairman Ward to adjourn the meeting. The motion was properly seconded by Ken DeLeon. Approval was unanimous.

**Recorded By:**

Yvonne Spencer  
Assistant to the Executive Director

**APPROVED:**

  
\_\_\_\_\_  
Jack Sprott  
Executive Director

9/11/07  
\_\_\_\_\_  
Date

**McPherson Planning Local Redevelopment Authority**  
Board of Directors Meeting

January 22, 2008  
Minutes

A regular meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, January 22, 2008 at the offices of the Atlanta Development Authority at 86 Pryor Street, Atlanta, Georgia at 1:30 p.m.

**Board Members:**

Felker Ward, Jr.  
Bill Linginfelter  
Ayesha Khanna  
Commissioner Michael Beatty  
Kenneth DeLeon

**Staff, Legal Counsel and Others:**

Jack Sprott, MPLRA  
Leslie Park, Sutherland A&B  
David Todd, Jr., CB Richard Ellis  
Gen. Phil Browning (Retired)  
Frank Barton, OEA  
Glynn Ryan, U. S. Army BRAC Office

**State and City Officials**

Vincent Fort, GA State Senator  
Edward Tate, Esq., Governor's Office  
Debi Starnes, City of Atlanta  
Leslie Moye, Staff, CM Joyce Sheperd

**Guests:**

Robin Lori, Jerusalem House  
Flora Tommie, GA Stand-up  
Monique Brewer, RWU

Dustin Heizer, MACTEC  
Jim Askew, GA Stand-up  
Deanna Bland, Platinum Real Estate

After determining that a quorum was present, Chairman Ward called the meeting to order at 1:50 p.m.

**Approval of Minutes:**

Ayesha Khanna recommended the adoption of the December 11, 2007 minutes seconded by Bill Linginfelter. Approval was unanimous.

**Approval of Agenda:**

Chairman Ward recommended the adoption of the Agenda, which was seconded by Bill Linginfelter. Approval was unanimous.

**Regular Session:**

Item No. 5: Election of Officers

Jack Sprott noted that at the December 11 meeting, Chairman Ward stated that it was time for the MPLRA to elect officers for the 2008 term and the Board created a Nominating Committee to recommend a slate of officers to be considered for election. Ayesha Khanna and Ken DeLeon were selected to serve on the Nominating Committee and presented the following slate of officers for consideration:

Chairman/CEO:	Felker Ward
First Vice-President:	Richard Holmes
Second Vice-President:	Ayesha Khanna
Treasurer:	Bill Linginfelter
Secretary:	Kenneth DeLeon

Chairman Ward opened the floor for discussion. Ken DeLeon commented that the Board has benefitted from the service of the current officers and saw no need to make a change in that leadership for the offices of Chairman/CEO and Treasurer. He said that the elected officials on the Board are extremely busy and have their plates full and it is not that they were not considered. He added that, in addition to filling the office of Secretary, they were nominating Richard Holmes and Ayesha Khanna for the new positions of First Vice-President and Second Vice-President. Chairman Ward commented that this was a good idea since the Advisory Committees were going to be less involved, these two nominees could remain active in ongoing initiatives. He asked if there were any other nominations from the floor. After receiving no nominations from the floor, Mike Beatty made a motion to close nominations, seconded by Ken DeLeon. Approval was unanimous. Ken DeLeon made a motion to approve the slate of officers recommended by the Nominating Committee, seconded by Ayesha Khanna. Approval was unanimous.

Item No. 6 Implementation LRA Legislation

Mr. Sprott advised those present that Chairman Felker Ward, Richard Holmes, Jack Sprott, Phil Browning and members of Governor Perdue's staff met with State Representative Bob Holmes and State Senator Vincent Fort on Tuesday, November 27 to discuss the Implementation LRA legislation and discuss changes and further action required. He briefed the Board on the initial recommended changes to the legislation as follows: .

HOUSE BILL 817 SUMMARY

SECTION 1: Short Title: The act shall be known as the McPherson Implementing Local Redevelopment Authority Act.

SECTION 2: Definitions.

SECTION 3: A political subdivision of the State of Georgia - 15 voting members

--14 voting members appointed by the Governor:

- 8 members from a list of 12 provided by the City of Atlanta.
- 3 members from a list of 5 provided by the City of East Point.
- 2 members from a list of 4 provided by the Fulton County

Commission.

- 1 member appointed by the Governor.
- 1 member shall be the Chancellor of the Board of Regents of the University System of Georgia or his designee.
- The Governor shall appoint one of the above as chairman.
- Ex Officio Members (non-voting):
  - 1 member appointed by members of the Senate whose districts include all or a portion of Ft McPherson.
  - 1 member appointed by members of the House whose districts include all or a portion of Ft McPherson.
  - 1 member appointed by the member of the Fulton County Commission whose district includes all or a portion of Ft McPherson.
  - 1 member appointed by the member of the Atlanta City Council whose district includes Ft McPherson.
  - Commissioner of DCA or designee.
  - Commissioner of Dept of Economic Development or designee
  - Commissioner Dept of Natural Resources or designee.
  - Commissioner of Dept of Transportation or designee.
  - Commissioner of Labor or designee.
- For the authority to approve an action, a quorum must be present and at least 6 members voting in favor of the action.

SECTION 4: Purpose of the Authority---Executing and administering the reuse plan.

SECTION 5: Powers of the Authority

SECTION 6 through SECTION 22 ---Revenue Bonds.

SECTION 23 through SECTION --Other (revenues received; use of revenue, tort immunity, tax exemption; effective date of the Act).

Mr. Spratt stated that, at the November 27 meeting, Senator Fort and Representative Holmes identified four provisions that they would like to include in the legislation.

- (1) ILRA membership for State Senators and State Representatives representing a portion of the Fort McPherson property.
- (2) Funding for home improvements in the Fort McPherson area.
- (3) Funding for job training in the Fort McPherson area.
- (4) Abatement of property taxes for property owners in the Fort McPherson area.

Subsequent meetings have occurred between Deputy Executive Counsel Edward Tate from the Governor's Office and Senator Fort and/or others and all parties agree that progress is being made. Mr. Tate has summarized the talking points as follows:

1. ILRA Membership

Clarify language in HB 817 stating that all State Senators and State Representatives representing a portion of the Fort McPherson property may designate a non-voting, ex-officio member of the ILRA (as opposed to the Senators and Representatives both collectively designating one designee, respectively).

2. Funding for Home Improvement in the Fort McPherson area.

Add a provision to HB 817 authorizing the ILRA to expend funds, to be administered by the Atlanta Housing Authority or similar entity, to provide low interest loans to homeowners within a certain area surrounding Fort McPherson for the purpose of housing renovations.

Mr. Sprott stated that he, Richard Holmes and Phil Browning met with Renee Glover (Atlanta Housing Authority) on Friday, January 18 to discuss this funding in more detail.

3. Funding for Job Training in the Fort McPherson area.

Add a provision to HB 817 authorizing the ILRA to expend funds on job training programs for residents within a specified area surrounding Fort McPherson,

4. Homestead exemption or abatement of property taxes.

Certain MPLRA officials are discussing the feasibility of relevant local governing authorities' limiting increases in homeowners' property tax obligations in areas surrounding Fort McPherson due to the related redevelopment of Fort McPherson.

In reference to funding for home improvement in the Fort McPherson area, Mr. Sprott commented that the Atlanta Housing Authority has no program of this nature but that the City of Atlanta's Department of Planning and Community Development - Bureau of Housing, has a home repair program that could incorporate this effort. At the AHA meeting, Ms. Joy Fitzgerald suggested that we look into whether the area might be a "housing enterprise zone." In this zone, taxes on new housing could be abated for ten years. Debi Starnes commented that, in order to get an abatement for a specific zone, you have to get city, county and school board approval. Considering that the impacted area would include East Point, establishing a new zone would be extremely difficult. Further



discussion among the members surmised that creation of an “enterprise zone”, especially a zone that would need to involve two or more jurisdictions would be very problematic.

Ms. Fitzgerald also stated that the simplest solution may be a subsidy that would be awarded by application up to a certain level of dollars to keep the overall cost of ownership affordable. Mr Sprott explained that if specific revenues could be identified, a percentage be put aside for several years until a certain amount of income could be guaranteed for the ILRA that could be applied, not as an entitlement, but as a subsidy. Homeowners could pre-apply and the LRA could make administrative decisions regarding who would receive it. A smaller portion of money could take care of the property tax increase for many homes.

In reference to the abatement of taxes, Mr. Sprott read a portion of a memo from Mayor Franklin in which she states that the City’s finances do not allow for serious consideration of additional tax abatements.

Ken DeLeon said that he had sent an email earlier with questions and concerns and that he wanted to try and understand the reasons, the pros and cons, and the history of these types of programs with other LRA’s and communities. Mr. Sprott responded that every jurisdiction is different and that the last round of base closures offered much more control to the communities. Frank Barton commented that the LRA’s had not typically been involved in the abatement of taxes.

Ken DeLeon said that he assumed that the process would be similar to a TAD where the tax abatements would have to be approved by all jurisdictions and commented on the difficulty of getting approvals from two municipalities which literally meet there at the base. You have green space to the west, the storm district to the east. He said that his residents would feel left out. He clarified that he is not opposed to the development, but that East Point is having difficulty attracting retailers and certain types of businesses because of the low household income. Companies like Publix and Starbucks have a calculation that they consider before they invest in a community. He was concerned that this new bill would advance the perception that the average household income in the area would remain low for quite some time. Could this trigger more problems down the road and discourage development? He concluded saying that everyone in the surrounding neighborhoods wants growth and development, but that we should thoughtfully go through the process.

Phil Browning asked if we were talking about the source of funds or the amount that is funded? Jack Sprott responded that we were discussing both. The source of the funds would be the profit that is generated by the ILRA every year through the selling and leasing of real estate. The ILRA builds up funds that can be used for subsidies – the amount would have to be determined based on income.

Jack Sprott concluded by saying that the Implementation LRA legislation is so very important on two different fronts – to address the homeless issues and homeless proposal to be approved by HUD and to also establish a receiving entity for the economic development conveyance of the employment center.

Chairman Ward invited State Senator Vincent Fort to speak to those attending. Senator Fort made the following comments:

"I appreciate the benefit of the questions that I've heard so far that help me understand the dynamics and processes involved here. I've come before this Board previously and I'm not going to well I'm going to be repetitive and if I am you'll forgive me I'm sure. I came to the Board about several things but, one of the core things I said is, the surrounding community which is going to be affected by redevelopment of Fort McPherson is a priority issue for me; although let me be clear I want Ft. McPherson to be redeveloped, I want it to be a gem in my district. I want it to be a gem in Georgia and something the entire country can be proud of. At the same time, let me be clear, my priority is, and will remain up to this point, the people who already live in the communities surrounding Ft. McPherson. I want everybody to come to the redevelopment of Ft. McPherson, from Gwinnett County and I'm going to welcome them and value them as constituents, but at the same time, the people who are there who have weathered so many storms in that community are to be given priority consideration in my estimation. One, I've learned a great deal about how these redevelopments have occurred, some of the things that were taken into consideration whether it be a tax issue I won't say tax abatement, home improvement or home rehab programs, and job training programs. I understand some of those ideas have been implemented in other places and some of those ideas have not been implemented. I would hope that we would not be bound by the tax that we would think outside the box and see that this is a unique experience that we can benefit from. You know, House Bill 817 came to the floor of the Senate and I knew not one thing about it. I've said it before and I've said it at every venue that I've been with the public last week did not see House Bill 817, then when I saw it, I raised some concerns that Ft. McPherson falls within my state senatorial district every square inch and I had not been consulted or given any input on it. That was wrong. I said it then, I'll say it now, the past is past and the future is where we have to live. Now as far as the tax issue, I want to... Ya'll know that the state rebates property tax. Did you know that? You know, I've spoken with both mayors, Mayor Macon and Mayor Franklin and as far as a tax consideration being given residents around Ft. McPherson, they do not disagree. It went before city council and presented before both city councils around East Point and there was no disagreement to that. There may have been an issue about who does it, where did the money come from, whether it comes from the city coffers or some place else, but even now, even as we speak, the state provides and has for the last at least since 2000 or 2001 has provided tax relief from the state to local property owners. So let's be very clear, it ain't something that has not happened, outside the realm of possibilities. It is being done right now. We need to put our minds and heads together and think through it. One issue I don't understand is the exception of greenspace and how anything that is being proposed for the community is going to effect or impact retailers if you're saying that (laughs) people who are already there ought to be (laughs) in some way pressured out or moved out, I don't think that's what we're saying. I don't understand where because I understand that in East Point and Atlanta the demographics do not sustain at this point certain retail uses and I've spoken to the mayor about that, spoken to some city council members in East Point about that, so I understand that issue. But I don't understand how perceptions change by helping to move residents who've been there for 30 -40 years, people who were in my community meeting last week. You know I asked how many of ya'll have been here 30 years or more, three-fourths of the hands in the room went up. Three-fourths you know, so this issue is not an issue that is being generated from my quarter. It's being generated out of the community. When I spoke to one community leader and he knew about the community meeting, I talked about tax abatement, I didn't get the second syllable of abatement out before he said, that's what

we've been talking about all along. Now we need some kind of consideration for the impact of taxes on our nearby community. We want Ft. McPherson to be successful, we don't want it to be the engine for gentrification, we want to maintain and I said this last week, we want to welcome folks to come in and enjoy the bounty of Atlanta and Ft. McPherson, but at the same time, those people, those constituents of mine who have been there 20, 25, 30, 35 years, they need to be given some consideration. And I'm not only talking about those folks, there are some folks who were at the community meeting last week who've only been here about one or two or three years, and they have the courage to come into the community as a kind of pioneers, they had the courage to come into the community with us folks, I'm not moving to southwest Atlanta, they were smart to do what I said, but those new folks and those old folks need some consideration so but we're talking with the Governor's office, have a meeting, I believe, scheduled this week. We're looking forward to that meeting. We're hoping it can be productive, with some specifics of how the legislation will move forward. I've been impressed by the positive nature of those meetings. I think they have been productive, on the details, and how we resolve our family issues. So that's as much as I want to say to the chair. I appreciate your attention. Any questions from anyone or the Board members, I'd be glad to address them."

Phil Browning asked that "when the state abates a property tax, isn't it true, it's a very, very small amount given the whole property tax picture? I mean really small. The figures began with the Barnes administration and continued under this administration, but it's in the hundreds of millions of dollars. But the percentage for individual homeowners, very small I think."

Mike Beatty stated that he was willing to dedicate the DCA staff to working with the Board and Senator Fort to look at all the things that we do throughout the state and to work with the City on anything that DCA has available as far as funding for working to rehab housing. "We will step up with you too."

Ken DeLeon tells Senator Fort that he lives in the 39<sup>th</sup> District and that these events will affect him personally. He wanted to clarify that his earlier comments were coming from him personally and should not reflect on the citizens or administration of East Point. East Point has struggled for two years trying to get a chain of stores – Kroger and Publix. "We only get one chance, we want to do it right." He said that he did not mean to imply that constituents would need to leave or be forced out, but that some of the 30 and 40 year people may see this as a chance to cash out and move on to someplace else. He stated that he did not take the Senator's statements in any other way but there are incentives that have been given to developers in terms of tax incentives and other kinds of development considerations. So, it is not unprecedented, just a matter of regulation or policy. Do we extend those same considerations to nearby residents? It is a policy decision. He closed his remarks saying that he appreciated that Senator Fort was standing up for his constituents.

Debi Starnes stated that she has worked with a lot of enterprise zones and tax allocations districts and that Ken DeLeon makes a good point. When you throw in the East Point taxes and Fulton County School Board taxes and Fulton County Government, there are five different jurisdictions that would have to approve any sort of enterprise zone. She thought that an enterprise zone would work in direct conflict with the tax allocation district. "It's the exact opposite." She said that the

subsidy or the state rebate would be much more logistically viable and tiered – the farther away you get from Fort McPherson, a citizen gets a certain level increase in their taxes or they get a certain amount of subsidy or rebate from the state.

Senator Fort responded that he appreciated that and it was why he was interested. He said that he himself lived in East Point and he was not going to do anything that hurt the city. He said that the city has been suffering of the last several years from fiscal issues, although they are getting better all of the time. He commented,

“We have got the best and brightest in this room (you know with me as the exception). You all have forgotten more than I ought to know about this stuff. If we put not only our hearts and minds together, we can come up with a mechanism which will make this a win-win project. I know that I am looking forward to being at either the groundbreaking or the opening (of the development).”

Jack Spratt stated that he believed that Debi was correct. In regard to getting something passed, we are probably looking at a subsidy or a rebate. It seems that the easiest path would be to identify a strong source of leasing or sales income or some kind of state revenue income for the Implementation LRA and then identify a certain portion of that income for the ILRA itself and then another portion for a pool, not an entitlement, but a subsidy to be distributed in a reasonable manner. He asked Senator Fort, “Does that concept make sense to you?”

Senator Fort responded that it makes a lot of sense and that, once again, he was looking forward to working through the details with the MPLRA and the Governor’s Office.

Ayesha Khanna stated that we should not forget that the inclusive vision of the Reuse Plan reflects the very strong shared objectives that produces jobs at all ranges and housing for all income levels. She added that we have been very thoughtful about providing nonprofit service including job training on site. We need to be creative about some of the vehicles who we are looking to get approval from and figure out the source of that funding if we want this legislation to pass. She emphasized to Senator Fort that “we represent a strong commitment.”

Chairman Ward stated that it would be a disadvantage to let the year go by without making progress in this area, there are some alternatives in place, but we have to pursue them.

Bill Linginfelter said that it has been his experience that the law needed to have specific and defined language in order to achieve passage.

Jack Spratt said that progress was being made but it is the creation of a new entity with an unknown source of money that we are wrestling with.

Senator Fort responded that from what he understood, the Governor's Office and his staff are working these things through and is looking at these issues.

Chairman Ward asked if there were any further questions and thanked Senator Fort for his participation.

No action was required.

Item No. 7 MPLRA/Army Memorandum of Understanding

Mr. Sprott reviewed a draft of a Memorandum of Understanding between the MPLRA and the U. S. Army. The intent of the MOU is to delineate a framework for the Army and the MPLRA to work cooperatively to achieve disposition of surplus real property at Fort McPherson, under and pursuant to the BRAC law. The MOU will establish the goals of each party, desired outcomes and a timeline for completion of all actions. The Parties anticipate completion of the Master Project Timeline by January 15, 2008.

Mr. Sprott acknowledged that the Board had approved this MOU at its December 11 meeting with an amendment to insert the Guiding Principles from the Outreach and Reuse Plan before final submission to the U. S. Army. The amended document was offered for review. No action was required.

**Executive Session**

Ken DeLeon made a motion to move into executive session seconded by Bill Linginfelter. The vote was unanimous. During the approximately 50-minute executive session, the Board discussed a recent response from HUD. Mike Beatty made a motion to move into regular session seconded by Ayesha Khanna. The vote was unanimous.

**Adjournment:**

A motion was made by Chairman Ward to adjourn the meeting. The motion was properly seconded by Ken DeLeon. Approval was unanimous.

**Recorded By:**

\_\_\_\_\_  
Jack Sprott  
Executive Director

\_\_\_\_\_  
Date

**McPherson Planning Local Redevelopment Authority**  
Board of Directors Meeting

March 4, 2008  
Minutes

A regular meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, March 4, 2008 at the offices of the Atlanta Development Authority at 86 Pryor Street, Atlanta, Georgia at 1:30 p.m.

**Board Members:**

Felker Ward, Jr., Chairman  
Mayor Shirley Franklin  
Commissioner John Eaves  
Bill Linginfelter  
Ayesha Khanna  
Richard Holmes  
Kenneth DeLeon  
David Todd, Jr.

**Staff, Legal Counsel and Others:**

Jack Sprott, MPLRA  
Jennifer Rubin, Sutherland A&B  
General Phil Browning (Retired)  
Bill Cain, GAMACC  
Glynn Ryan, U. S. Army BRAC Office  
Michelynn Carellas, BRAC Coordinator  
Kristen Denius, City Attorney's Office  
Wyman Winston, ADA  
Sherry Sprott, MPLRA

**State and City Officials**

Vincent Fort, GA State Senator  
Greg Pridgeon, City of Atlanta  
Cynthia Easley, DCA

**Guests:**

Jessica Guinn, The Collaborative Firm  
Mia Redd, The Collaborative Firm  
Lenwood Robinson, United Consulting  
Kirk Rich, Jerusalem House  
Kevin Lynch, CHRIS Kids  
Tuere Butler, Congressman John Lewis' Office

After determining that a quorum was present, Chairman Ward called the meeting to order at 1:35 p.m.

**Approval of Minutes:**

Ayesha Khanna recommended the adoption of the January 22, 2008 minutes seconded by John Eaves. Approval was unanimous.

**Approval of Agenda:**

Chairman Ward recommended the adoption of the Agenda, which was seconded by Ayesha Khanna. Approval was unanimous.

**Regular Session:**

**Item No. 5: Status of Tax Allocation District**

Jack Sprott recounted that on February 11, 2008, the Georgia Supreme Court reversed the January 2007 order of the Fulton County Superior Court that validated bonds proposed to be issued by the City of Atlanta for the BeltLine Tax Allocation District. Talking Points provided by the Atlanta Development Authority explained that "the Supreme Court held that it is improper for school tax increment to be used to fund expenses in the BeltLine TAD Redevelopment Plan because: (1) Article VIII, Section VI, Paragraph I of the Georgia Constitution provides that 'School tax funds shall be expended only for the support and maintenance of public schools, public vocational-technical schools, public education, and activities necessary or incidental thereto, including school lunch purposes' and (2) 'the use of school tax revenue to fund the BeltLine TAD is not an explicit expenditure for educational purposes' and was not 'necessary or incidental' to educational purposes."

He added that the Tax Allocation District plan for Campbellton Road that was prepared in October of 2006 estimated that the Fort McPherson redevelopment would have a market value of \$400 million in 2015 and would generate net TAD proceeds of approximately \$46 million. Since that time, the MPLRA has completed its Reuse Plan for Fort McPherson. The Fort McPherson Outreach and Landuse Plan prepared in September of 2007 (page 74) estimated a median market value in 2015 of \$911 million that would generate net TAD proceeds of \$104 million.

If the TAD is approved on April 1, 2008 without school district participation, the resulting revenues will be one-half (50%) of what was first anticipated before the Supreme Court ruling. This ruling is a blow to all redevelopment projects under the TAD, but considering the wide range of potential values for the Fort McPherson project, the TAD financing is still a powerful tool for addressing critically needed infrastructure on the facility. He cautioned that an early tentative estimate of infrastructure costs at Fort McPherson is \$70 million but that there would be time to budget the use of funds and apply what TAD funds are available.

Mr. Wyman Winston, Deputy Director of Tax Allocation Districts for the Atlanta Development Authority briefed the Board on the status of the TAD and responded to questions. He stated that, in light of the court's decision, that his office is seeking additional sources of private and public funding. In response to a question, he stated that no additional agreements were needed to go forward with the funding for the Cambellton Road TAD. He pointed out that the "favored

nations" clause that could have delayed the bonds is not in the current agreements and is not an issue. He said that "all four TADs are going to proceed." He said that the Georgia Legislature has passed a law calling for a referendum to allow school district participation and that, if the voters approve the referendum, he would hope that his office could "pick-up" from their current status rather than having to revisit its position with the Atlanta Public Schools. In response to a final question, he stated that they are 95% there and should be ready to issue bonds by January 1, 2009.

Chairman Ward asked what amount of yearly income could be expected from the TAD's. Jack Sprott answered that, based on some quick math and assuming a 1.5% effective tax rate that the TAD should generate around \$5 to \$7 million per year at full participation but only 50% of that amount if the court decision stays in effect.

#### Item No. 6 Implementation LRA Legislation Update

Mr. Sprott advised those present that Chairman Felker Ward, Richard Holmes, Jack Sprott, Phil Browning and members of Governor Perdue's staff met with State Representative Bob Holmes and State Senator Vincent Fort on Tuesday, November 27 to discuss the Implementation LRA legislation and discuss changes and further action required. He said that meetings have been ongoing between the Governor's office and Senator Fort.

General Phil Browning briefed the Board on the status of the legislation. He stated that discussions have continued between the parties but that a scheduled February 27<sup>th</sup> meeting was cancelled by Senator Fort and consequently, Senate Bill 542, general legislation to create implementing local redevelopment authorities was introduced on Friday, February 29<sup>th</sup>. He pointed out that the Senator's that introduced the legislation were open to continued discussions with Senator Fort on "local legislation" that would amend HB 817 but that, in the interest of time, a corresponding bill had to be introduced. He added that a more recent proposal from Senator Fort seemed to warrant consideration by the legislators.

Ken DeLeon commented that it was important that the legislators and the public know the critical importance of having the ILRA in place.

Chairman Ward invited Senator Fort to speak to the Board. Senator Fort began by admonishing the Board saying that the LRA had not taken the community into consideration and that it "would have been nice if the LRA had been involved." He said repeatedly that he was a "long distance runner" and that you (the LRA) would have to "come back to the community." He added that the only comments from this Board have been negative ones.



General Browning said that Senator Fort's account of the actions of the LRA is a "bunch of bull."

Greg Pridgeon said that from his perspective he has seen involvement and movement from the LRA on Senator Fort's issues. He recited the additions to the legislation that Senator Fort is seeking:

- (1) ILRA membership for State Senators and State Representatives representing a portion of the Fort McPherson property.
- (2) Funding for home improvements in the Fort McPherson area.
- (3) Funding for job training in the Fort McPherson area.
- (4) Abatement of property taxes for property owners in the Fort McPherson area.

He stated that the LRA has been very sympathetic to these issues.

Senator Fort responded by saying that he was told by a state official that anything that he (Senator Fort) was putting on the table was now off of the table. He said that we (assuming the State and the LRA) are circumventing his local legislation with Senate Bill 542.

Senator Fort said that none of you (the LRA) attended his (January 15, 2008) community meeting to hear the concerns of the neighborhood and that the LRA has done nothing to address these issues.

Jack Sprott interjected that he, himself, had attended the community meeting and did so in an effort to follow our Guiding Principles, listen to the community and engage in the process of creating the proper legislation to address these issues. He emphasized that we (the LRA) are a planning organization and our power is limited to planning and carrying out the BRAC closure process. He said to Senator Fort that the time to address these community issues is now with the creation of the Implementation LRA and that is exactly what we have been engaged in since our meeting with him and Representative Holmes on December 11, 2007.

Ken DeLeon stated to Senator Fort that "there is a storm coming and we (the LRA) can hand out umbrellas but someone is going to get wet. He added that we want development but there is a price to be paid and there is certainly no ill will from this Board towards the citizens of the community.

Senator Fort responded saying that there is plenty of brainpower in this room to create solutions without the Board rejecting the benefits that he is seeking for the community.

Chairman Ward responded by saying that this Board has not rejected any issues raised by Senator Fort and has not ignored the community in our planning efforts. He informed Senator Fort that he has been a developer in that neighborhood and

is a part of the history of that community. In response to Senator Fort's claim that the State had rejected his proposals, Chairman Ward stated "I don't believe it."

Senator Fort concluded his remarks by saying that the reason that he came to speak today was because the LRA has a "bully pulpit" and influence. He repeated, 'this LRA has influence and I wish that you would use it.'

Chairman Ward stated that the Board will continue to take this information and use our influence to create good legislation. He repeated that he would be very surprised to learn if the rejection by the State was true.

Richard Holmes stated that the process is not over and that Senator Fort's points were well taken and should be considered. "This is not the end," he said.

Mayor Franklin state that the general bill (SB 542) is applicable to all facilities in the state but specifically incorporates Fort McPherson. She asked, "Will we have time to make our voices heard?"

General Browning added, "Are the negotiations ongoing?"

Senator Fort stated that there is nothing to negotiate but going forward that anything can happen with certain points of leverage.

Mayor Franklin stated that the MPLRA has worked extremely hard put together this plan that represents the wishes of the community and the big challenge of funding at the local level is the economic downturn. She continued saying that the state of the economy has put severe limits on the ability to finance anything but basic services. She said that by 2011 the economy may be turned around but it is a great regret that we can't step up to be a mechanism in the 2-year timeframe to address these issues. She said that it would not be fair to her successor. She continued saying that there is nothing about his proposals that the City is against – it is just the finances. She concluded by saying, "Fundamentally, I agree," but that the City could not match even at a 50-50 level.

Senator Fort responded saying that the State had even taken the tax abatement off the table.

Mayor Franklin responded saying that it is "still cash" and that we have not yet hit bottom on the economy – building permits are headed down. She wanted to say for the record that "it is not because we don't want to."

Ken DeLeon echoed that the City of East Point is experiencing the same problems.

Mayor Franklin asked, "Can we come back to this issue?"



complete a timeline within 30 days of both Parties signing the MOU. The execution date was February 26, 2008.

The following timelines have been proposed:

### **Timeline**

Currently, Ft McPherson is scheduled to close by 14 September 2011. It is the desire and intent of the US Army, after completion of the National Environmental Policy Act (NEPA) process and compliance with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), to complete the property conveyance by the time of the installation closing. To that end, both parties agree to focus adequate resources to pursue the following actions:

- 1) The MPLRA and the State of Georgia will provide timelines for required implementation actions, including but not limited to:
  - a. Recognition of an implementation LRA, including introducing legislation to empower the implementation LRA to enter into legally binding development agreements:

Jack Sprott noted that the LRA legislation was introduced on February 29, 2008 and that the targeted date for establishment of the ILRA is January 1, 2009.

- b. Development of Regional Impact Analysis: **September 1, 2009**
- c. Implementation of legislation to authorize a Tax Allocation District for the Property: **April 1, 2008**
- d. Completion of state environmental impact considerations: **Not applicable.**
- e. Development of a proposal for the Georgia Department of Transportation to mitigate impacts to wetlands: **September 1, 2009**
- f. Zoning plans and any proposed development agreements: **September 1, 2009.**
- g. Concurrence of HUD in the MPLRA's Reuse Plan: **May 20, 2008**
- h. Commitments from state agencies and other parties as necessary for the operation of the proposed bioscience research center, including commitments, as necessary, for any required legislation: **December 1, 2008.**
- i. Determining the EDC footprint and facilities and submitting a fair market value EDC application: **December 31, 2008.**
- j. Determining State and local investments in the EDC parcel: **December 31, 2008.**

- k. Determining whether to pursue PBCs or developer set-asides on parks/open space/recreation and education parcels: **June 30, 2008.**
- l. A draft Development Agreement for Army review: **May 20, 2008.**

2) The US Army provide timelines for:

- a. Efforts in FY08, to complete its existing NEPA analysis, including a Programmatic Agreement or Memorandum of Agreement, as required, with the State Historic Preservation Officer and the Advisory Council on Historic Preservation.
- b. A comprehensive disposition plan that takes into account the Reuse Plan and the most advantageous methods to implement that Plan.
- c. Completion of a Finding of Suitability to Transfer or Finding of Suitability for Early Transfer, as appropriate.
- d. A schedule for remediation of environmental sites that clarifies which, if any, sites will be cleaned up by September 2011 and provides schedules for clean up or for early transfer, as appropriate.
- e. Determining factors to be considered in evaluating and acting upon an EDC application.

3) The Parties will make diligent efforts to complete these timelines within 30 days of both Parties signing this MOU. Following the completion of the above timelines, the Parties will, on a collaborative basis, create a master project timeline, integrating the above timelines and containing any other actions required to meet the implementation goals of the MPLRA and the Army. The Parties anticipate completion of the Master Project Timeline within 60 days of both Parties signing this MOU.

Bill Linginfelter made the motion to approve the MOU timelines and authorize the chairman or executive director to execute all necessary and satisfactory documents and amendments. The motion was seconded by Commissioner John Eaves and approved unanimously.

### **Executive Session**

Ken DeLeon made a motion to move into executive session seconded by Richard Holmes. The vote was unanimous. During the approximately one hour executive session, the Board discussed the supplemental response to HUD and reviewed a draft of an Operating and Infrastructure RFP. Ayesha Khanna made a motion to move into regular session seconded by David Todd, Jr. and the vote was unanimous.

### **Adjournment:**

A motion was made by Chairman Ward to adjourn the meeting. The motion was properly seconded by Ken DeLeon. Approval was unanimous.

**Recorded By:**

  
\_\_\_\_\_  
Jack Spratt  
Executive Director

4/22/08  
\_\_\_\_\_  
Date

**McPherson Planning Local Redevelopment Authority**  
Board of Directors Meeting

April 22, 2008  
Minutes

A regular meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, April 22, 2008, at the Atlanta Development Authority at 86 Pryor Street SW, Suite 300, Atlanta, Georgia 30303.

**Board Members:**

Felker Ward, Jr., Chairman  
Kenneth DeLeon  
Richard Holmes  
David Todd, Jr.  
Ayesha Khanna  
Honorable Joe Macon (by telephone)

**State and City Officials:**

Greg Pridgeon, City of Atlanta  
Honorable Vincent Fort, State Senator  
Darryl Hicks, Comm. Eaves' Office  
Cynthia Easley, DCA

**Staff, Legal Counsel and Others:**

Jack Sprott, MPLRA  
Sandra Tennyson, MPLRA  
Gen. Phil Browning, U.S. Army, Retired  
Jennifer Rubin, Atty., Sutherland Asbill & Brennan  
Kristen Brooks Denius, City of Atlanta  
Michelynn G. Carellas, Fort McPherson  
Frank Barton, OEA

**Guests:**

Joe Colella  
Katie Dotson  
Willie Palmer  
Tom Williams  
Tim Dreese  
Frank Tyboroslin  
Audrey Mowdy  
Lenwood Robinson Jr.  
Daryl Germany  
Chip Bullock  
Herman Howard  
Paresh Parikh  
Kwame Laffite  
Ken Haldin

**Guests (continued)**

Edward Powers  
Hora M. Tomme

Leslie Moye  
Ferra Sabooni  
Pam Smith  
Andra V. Grier  
Orate Gudo  
Kevin Lynch  
Andy Lydice

Chairman Ward called the meeting to order at 1:30 p.m. It was determined that a quorum was not present. Jack Sprott asked Kenneth DeLeon to contact Mayor Joe Macon by conference call so that a vote could be made on Item #6. Mayor Macon joined the meeting by telephone just prior to the introduction of Item #6.

**Approval of Minutes:**

A formal vote was taken following the executive session and approval was unanimous.

**Approval of Agenda:**

Chairman Ward recommended the adoption of the Agenda and it was seconded by Kenneth DeLeon. Approval was unanimous.

**Announcements:**

Chairman Ward welcomed all visitors and informed everyone present of the recent loss of Jack Sprott's older brother and extended everyone's' deepest condolence to Jack Sprott and family.

**Regular Session:**

**Item No. 5 Historic Property Programmatic Agreement:**

Jack Sprott, began the meeting by stating that it had been awhile since they had last met and he wanted to update the Board on our current status and the progress that had been made. He began with item # 5, the Historic Property Programmatic Agreement. He explained that the Department of Defense BRAC regulations state that the transfer, lease, or sale of National Register-eligible historic property to a non-federal entity may constitute an "adverse effect" under the regulations implementing the National Historic Preservation Act. One way of resolving this adverse effect is to restrict the use that may be made of the property subsequent to its transfer out of Federal ownership or control through the imposition of legally enforceable restrictions or conditions (typically a real property interest in the form of a restrictive covenant or preservation easement) in any deed or lease conveying an interest in historic property to a non-Federal entity. Before doing so, the U. S. Army should first consider whether the historic character of the property can be protected effectively through planning and zoning actions undertaken by units of State of local government. If so, working with such units of State of local government to protect the property through these means is preferable to encumbering the property with a covenant or easement. Before including such a covenant or easement in a deed or lease, the Army shall consider whether the City of Atlanta would authorize such a covenant, whether the Army can give or assign to a third party the responsibility for monitoring and enforcing such a covenant or easement and, in addition, the Army should ensure that the recipient is aware of potential tax advantages of receiving the property without enforceable restrictions, thereby enabling the recipient to grant historic preservation easements and obtain available tax advantages. He continued by saying that he has been attending "Section 106 Consultation Process Stakeholders" meetings since the last quarter of 2007. At the last meeting on March 21, the panel discussed the enclosed draft Programmatic Agreement. Discussion focused on possible stipulations, setting historic priorities (historic district vs. outlying historic properties), disposition of records and artifacts, interim protection of properties prior to reuse and, most importantly, the use of city planning and



zoning to enforce historic preservations and how to incorporate this zoning into the agreement. The group has asked for our comments before April 25. He added that the U. S. Army wants to have the Programmatic Agreement in place by September of 2008. Chairman Ward interjected on behalf of those present who did not have access to the handout as to what Jack was referencing. Chairman Ward informed the audience that 32 acres of land in the Historic District at Fort McPherson had quite a few buildings that are listed in the National Historic Register up to maybe 70 buildings could be eligible. Jack Sprott stated that the Historic District would be sold to a private developer. One particular building (Building 326 – the “MARS” Station) is located on the Employment Center site. He referenced the members to take a quick look on page 1 of the Programmatic Agreement and on page 2 recital #3 which states:

**WHEREAS:** the preservation priority of the installation closure is the preservation of the character defining features of the Fort McPherson National Register Historic District which will be achieved through zoning regulations enacted by the City of Atlanta.

Jack Sprott also mentioned the second recital that discusses the notification of federal recognized Indian tribes. He pointed out that there are no federally recognized Indian tribes that have standing in regard to Fort McPherson. He continued his review saying that he was not certain of the benefits, liabilities, or necessity of revising the nomination of eligible properties.

In regard to the Section entitled “Protection of the Fort McPherson National Register Historic District, page 4, Paragraph A (Zoning) of the Programmatic Agreement, Jack Sprott stated that the representative of the Atlanta Preservation Center exhibited a keen interest in inserting language to create preservation easements. It was Mr. Sprott’s impression that the Army would comply with regulations and oppose any preservation easements in favor of the zoning alternative and he proposed that the MPLRA take the identical position of opposing preservation easements and support the zoning alternative.

He stated that this is a draft and that some things will change, be removed, or added but the enabling language will go through the City of Atlanta zoning regulations. Chairman Ward advised the City Attorney to make sure that the City was apprised of the position.

Jack Sprott suggested that an overlay could be put in place by the time the property had changed hands that could be implemented by the new owner through the zoning process.

Chairman Ward mentioned that you couldn’t zone it until you owned it. He asked Greg Pridgeon to look into the matter.

Chairman Ward asked the question: What is the impact of the overlay and what does it mean? Jack Sprott said according to Doug Young, the overlays for Historic Preservation are already in place. All we have to do is put a conditional zoning and overlay in place and have them set up for implementation by the chosen developer.

Ken DeLeon requested clarification of the annexation status of the property. Jack Sprott reiterated that no annexation was required – the property was located within the City of Atlanta but had not been rezoned because it is federally-owned property. The Board agreed to request a “white paper” from legal counsel addressing the annexation and zoning of the property.

David Todd wanted to know if the Atlanta History Center could get some old pictures. Michelynn Carellas said that she would look into that.

Jack Sprott referenced page 9 under the heading "Termination of Agreement" in which it states that the agreement will become null and void upon the disposal of the last installation parcel containing historic properties. He said there will be several more meeting on this and they are to get comments back to Michelynn Carellas by the 25<sup>th</sup>.

Mr. Sprott expressed concern regarding who the signatories are in relation to the Programmatic Agreement and Michelynn Carellas stated that the main two signatories were the Army and the State Historic Preservation Office and lately there had been discussion about adding the City of Atlanta. The question was then asked when she would know about the City of Atlanta, she replied that the next meeting was to take place on Friday, and she ask at that time.

Chairman Ward concluded by informing Greg Pridgeon that one of several options for getting the protection of the Historic Properties will be by the zoning of the City of Atlanta, which means that the city is aware up front as to what we are doing here and that he has asked Kristen Denius to make sure that she is on top of this in terms of keeping City Council informed because at some point they are going to have to get involved.

No Authority action was taken on this item.

**Item No.6 Operating & Infrastructure Analysis Consultant Selection Subcommittee:**

Jack Sprott advised that a draft of the RFP for an Operating and Infrastructure Analysis Consultant was advertised on Sunday, March 23, 2008 and that proposals are due on April 28, 2008. The LRA will make final selection of team or firm to perform services and one proposal from all the proposals will be selected and a contract will be negotiated. Work needs to be finished by August 18, 2008. He stated that on April 1, 2008 a mandatory meeting was held and about 47 people showed up representing 33 firms. He said that his request today was to establish a Selection Subcommittee to select a consulting firm for the Operating & Infrastructure Analysis Consultant Firm for the Fort McPherson property. Mr. Sprott asked to serve as a member of the subcommittee and recommended that Kenneth DeLeon, Alan Travis (Director of Planning for the Board of Regents of the University System of Georgia) and two additional Board members be selected to serve.

Chairman Ward requested that the Board enter into Executive Session to discuss the selections and take a formal vote in open session following the executive session. Jack Sprott asked that Ken DeLeon contact Mayor Joe Macon by phone so that a quorum would be present to vote on the executive session and the selection of the subcommittee. After Mayor Macon joined the meeting by telephone, Chairman Ward spoke directly to Mayor Macon saying that he was needed to make the quorum and made the motion to enter into executive session. It was second by Ken DeLeon. Approval was unanimous.

Chairman Ward stated that, in regard to our regular meetings, Jack Sprott had sent out a schedule of meetings for the rest of the year and he mentioned that it may not be necessary to meet every month but that it was a good idea to have a schedule, Jack Sprott stated that it could be viewed as tentative dates, however the next Board meeting would take place on May 20, 2008.

Chairman Ward asked the audience if there were any questions or comments and the question was asked for the names of the Subcommittee members and the response was that a final panel had not been officially established at this time.

Chairman Ward then asked that the public vacate the room in order for the Board to go into Executive Session.

**EXECUTIVE SESSION:**

The Board went into Executive Session for approximately 45 minutes and discussed the appointment of a subcommittee to select the Operating and Infrastructure Analysis Consultant, the status of the HUD Application and Implementation LRA transition. Kenneth DeLeon made a motion to enter into regular session seconded by Richard Holmes. Approval was unanimous.

**REGULAR SESSION**

**Item No. 6 Operating & Infrastructure Analysis Consultant Selection Subcommittee:**

Ayesha Khanna made a motion to establish a Selection Subcommittee of 5 to 7 members to select a consulting firm to prepare an Operating and Infrastructure Analysis for the Fort McPherson property. The following persons would be asked to serve:

- 1. Jack Sprott
- 2. Kenneth DeLeon
- 3. General Phil Browning
- 4. Alan Travis
- 5. Bill Linginfelter
- 6. Richard Holmes
- 7. Darryl Hicks

The motion was seconded by David Todd, Jr. and unanimously approved.

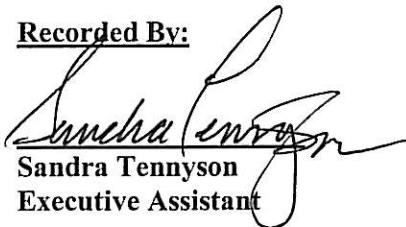
**Item No. 2 Approval of Minutes**

Kenneth DeLeon recommended the approval of the March 4, 2008 minutes seconded by Ayesha Khanna. Approval was unanimous.

**Adjournment:**


Chairman Ward motioned for an adjournment at approximately 3:00 p.m. and it was properly seconded by Richard Holmes. Approval was unanimous

**Recorded By:**

  
Sandra Tennyson  
Executive Assistant

5/20/08  
Date

**Approved By:**



**McPherson Planning Local Redevelopment Authority**  
Board of Directors Meeting

May 20, 2008  
Minutes

A regular meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, May 20, 2008, at the Atlanta Development Authority at 86 Pryor Street SW, Suite 300, Atlanta, Georgia 30303.

**Board Members:**

Felker Ward, Jr., Chairman  
Kenneth DeLeon  
Richard Holmes  
David Todd, Jr.  
Ayesha Khanna  
Bill Linginfelter

**State and City Officials:**

Honorable Vincent Fort, State Senator  
Cynthia Easley, DCA

**Staff, Legal Counsel and Others:**

Jack Sprott, MPLRA  
Sandra Tennyson, MPLRA  
Gen. Phil Browning, U.S. Army, Retired  
Jennifer Rubin, Atty., Sutherland Asbill & Brennan  
Kristen Brooks Denius, City of Atlanta  
Michelynn G. Carellas, Fort McPherson  
Frank Barton, OEA  
Bill Castings, City of Atlanta

**Guests:**

Lenwood Robinson, Jr.  
Willie Palmer  
Herman Howard  
Frank Tyboroski  
Julian Tablada  
Frank Tyboroslin  
Tom Williams  
Paul Brightbill  
Joe Morris  
Rhonda Willis  
Kevin Lynch  
Leonard Tate  
Rich Thompson  
Daryl Germany  
Melissa Conrad  
Sister DeBorah Williams

**Guests (continued)**

Tillman Ward

Vlanda Wilson  
Beulah Lindsay  
Jack Dauwltey  
Pam Smith

Chairman Ward called the meeting to order at 1:35 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. Bill Linginfelter arrived a few minutes later and a formal vote was taken.

**Approval of Minutes:**

Chairman Ward motioned for the approval of the April 22, 2008 minutes and it was seconded by Richard Holmes. Approval was unanimous.

**Approval of Agenda:**

Chairman Ward recommended the adoption of the Agenda and it was seconded by Richard Holmes. Approval was unanimous.

**Announcements:**

Chairman Ward welcomed all visitors. Jack Sprott announced that his daughter in-law was expecting twin girls in Charleston, SC at any moment. Congratulations were offered from all present.

**Regular Session:**

**Item No. 5 BRAC IRP Community Involvement Plan:**

Jack Sprott explained that a copy of a 15 April 2008 "Community Involvement Plan" for Fort McPherson prepared for the U. S. Army's BRAC Environmental Office as a part of its Installation Restoration Program (IRP) had been attached for Board review. The U. S. Army developed the plan to "facilitate two-way communication between the Army and the communities that surround Fort McPherson regarding the environmental clean-up program. Fort McPherson will utilize the community relations activities outlined in this plan to keep residents informed of environmental conditions on site and to provide the public opportunities to be involved." In its overview, the plan states that this Community Involvement Plan "outlines how the Army will provide the public with information necessary to aid in addressing local concerns. Overall the plan provides site history, description, an overview of clean-up activities, a community profile, history of community relations, community interview methodology and interviews, priority issue identification, projected activities that are intended to respond to community concerns and communication needs and, finally, a summary of the Community Involvement Plan. He continued saying that the IRP identified 11 sites that required environmental evaluation. The primary constituents of concern are heavy metals, solvents and petroleum, oil & lubricants (POL) which have been deposited as a result of various activities. He then asked the Board to skip over to Page 4 of the CIP or refer to Figure 2 – a map of the Areas Requiring Environmental Evaluation and follow along. He briefly described the eleven sites and the corrective actions or investigations that were being pursued. He also briefly reviewed the Military Munitions Response Program. He returned to a discussion of the CIP and stated that previous community relations efforts involved the creation of the Restoration Advisory Board ("RAB") to "enable the local community and representatives of government agencies to meet and exchange information about the IRP." The first RAB meeting was held in September 2007. The CIP explains that the RAB is intended to supplement Fort McPherson's current public involvement activities. These activities will include:

- RAB meetings
- Other Public Meetings

- Distributing informational materials (E-mail list).
- Public Comment Periods
- Responsiveness Summaries
- Information Repository
- CIP revisions every 3 to 5 years

He listed and commented on the individual community relations activities described in the CIP and made two specific comments. Under Activity 1 – Restoration Advisory Board/RAB Facilitator, he noted that, in his opinion, the RAB is somewhat isolated from the community and has no direct link to the impacted Neighborhood Planning Units. In regard to Activity 4 – Public Meetings, he said that a recent public meeting held for this purpose had zero attendance from the public and only a single representative from CM Joyce Sheperd’s office attended. He suggested that simply placing an ad in the newspaper for a random date, while technically meeting the requirements of CERCLA, did not seem to achieve the spirit of community participation. He suggested that the MPLRA Board should encourage the U. S. Army BRAC Environmental Office to go beyond the basic requirements of CERCLA and arrange for a representative or a member of the RAB to make regular (perhaps quarterly) reports to the impacted NPU’s for the McPherson neighborhoods to achieve effective community input and notification. He added that he was himself a member of the RAB and would share in this responsibility, if directed by the RAB.

The Board took no formal action on this matter but asked that Ms. Carellas explore these suggestions.

**Item No. 6 Operating & Infrastructure Consultant Recommendation:**

Jack Sprott stated that the MPLRA plans to retain a consultant to prepare an Operating and Infrastructure Analysis for the 488-acre Fort McPherson facility that will include a rehabilitation and capital improvement plan with estimates of infrastructure costs that will ultimately affect the cost and value of the EDC parcel. He said that a Request for Proposals was advertised in the AJC on Sunday, March 23 and a mandatory pre-proposal conference was held on April 1, 2008 that was attended by forty-seven people representing approximately thirty-three separate firms. At its April 22 meeting, the MPLRA established a Selection Subcommittee of 5 to 7 members to select a consulting firm to prepare the analysis. He listed the members of the subcommittee as Kenneth DeLeon, Jack Sprott, Alan Travis, Bill Linginfelter and Darryl Hicks. Four proposals were received on Monday, April 28, 2008 from the following teams:

**MACTEC TEAM**

MACTEC Engineering and Consulting, Inc.  
 MACTEC Facilities Lifecycle Group  
 Forest City Military Communities, LLC  
 Turner Associates Architects & Planners, Inc.  
 Project Time and Cost  
 McKenna Long & Aldridge  
 D. Clark Harris, Inc.

**PBS&J, Inc. / Matrix Design Group / HOK Team**

PBS&J  
 Matrix Design Group, Inc.  
 Matrix Environmental Services  
 Hellmuth, Obata + Kassabaum (HOK)  
 Gude Management Group  
 SL King and Associates  
 Sykes Consulting

### **URS McPherson Team**

URS

Rosser International, Inc.

Turner Associates Architects & Planners, Inc.

CB Richard Ellis, Inc.

### **Shaw Team**

Shaw Environmental & Infrastructure, Inc.

T-4 Investment solutions, LLC

Moreland Altobelli Associates, Inc.

Chasm Architecture, LLC

MC Squared, Inc.

The Selection Subcommittee met on Thursday, May 8 for approximately two and a half hours to review and analyze the four proposals and make preliminary selections. Every proposal complied with the basic checklist items for required submittals and overall all four proposals were well organized and provided a sufficient amount of detail. It was evident to the subcommittee that all of the competing firms had very qualified professionals and that each was very capable of providing the services that were being requested. It was the task of the subcommittee to compare each of these teams and measure each team and its responses using the proposed selection criteria. Jack Sprott stated that, as a result of the review and analysis, two teams were asked to present oral presentations on Monday, May 19<sup>th</sup>:

1. PBS&J, Inc./Matrix Design Group/HOK Team
2. Shaw Environmental & Infrastructure Team

After hearing the oral presentations, the Selection Subcommittee was unanimous in its selection of the PBS&J/Matrix Design/HOK Team. Jack Sprott asked, with the Board's permission, to invite Mr. Tom Williams to introduce his team and to give a brief overview prior to a vote. David Todd, Jr. requested that the Selection Subcommittee give a summary of its analysis and the selection process. Chairman Ward suggested that this be done in executive session and a public vote on the selection could be made following the executive session. Chairman Ward asked the PBS&J/Matrix Design/HOK Team to proceed with their introduction and overview prior to the executive session. Mr. Tom Williams introduced his team and presented an overview that lasted approximately 10 minutes. He stated that he and his team were honored to have been chosen and that they would do work that would meet the standards of the Board and the Army. He then introduced other members of the team who expounded upon their duties and responsibilities in getting the job complete. Frank Tyboroski of the Matrix Design Group spoke on his team's role in the process. Herman Howard, Project Principal of HOK stated that he was excited about being the selected team and their role in moving towards the implementation of Fort McPherson Operating and Infrastructure Analysis, he spoke about their involvement in earlier phases of the project and how they plan to bring it all together.

Chairman Ward asked that the public vacate the room in order for the Board to go into the Executive Session.

### **Executive Session:**

Following the presentation, Ken DeLeon motioned to move into executive session, seconded by David Todd, Jr. The vote was unanimous. The Board went into executive session for approximately 45 minutes to discuss the analysis and selection process used by the Operating and Infrastructure Analysis Consultant Selection Subcommittee and to discuss the status of the HUD Application and LBA Revisions. Chairman

Ward made a motion to end the executive session seconded by Richard Holmes and unanimously approved.

**Regular Session:**

At the conclusion of the executive session, the Board met in regular session and took the following actions:

**Item No. 6 Operating and Infrastructure Consultant Recommendation:**

Ken DeLeon moved to approve the selection of the PBS&J/Matrix Design/HOK Team as recommended by the Selection Subcommittee and authorize the chairman or executive director to negotiate and execute a contract and amendments with the selected team. The motion was seconded by David Todd, Jr. and approved unanimously.

**Item No. 7 HUD Application Update & LBA Revisions:**

Ken DeLeon moved to acknowledge and consent to the homeless assistance transfer proposal and revisions in anticipation of approval of these proposals and revisions by HUD and, in addition, approve the pursuit of a public benefit conveyance, as an option, for the Saint Joseph's/CAPN project and authorize the chairman or executive director to execute all necessary and satisfactory documents and amendments. The motion was seconded by Bill Linginfelter and approved unanimously. Chairman Ward recognized State Senator Vincent Fort and invited him to make some brief comments. Senator Fort revisited his previous statements on the need to return to the neighborhoods and NPU's with an updated status on the overall development and reminded the Board of his plans to hold one or more public meetings on the project. Chairman Ward thanked Senator Fort for being instrumental in the establishment of the Implementation LRA legislation and added that the legislation would be of benefit to all and he thanked everyone for their participation.

**Adjournment:**

Bill Linginfelter made a motion to adjourn, seconded by Richard Holmes. The vote was unanimous. The meeting was adjourned at approximately 3:20 p.m.


**Recorded By:**

  
Sandra Tennyson  
Executive Assistant

9/16/08  
Date



**Approved By:**

A handwritten signature in blue ink is written over a solid black horizontal line. The signature is stylized and cursive, starting with a large initial letter and extending to the right with a long, sweeping tail.

# ***McPherson Planning Local Redevelopment Authority***

## Board of Directors Meeting

July 15, 2008

Minutes

A regular meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, July 15, 2008, at the Atlanta Development Authority at 86 Pryor Street SW, Suite 300, Atlanta, Georgia 30303.

### **Board Members:**

Richard L. Holmes, Vice Chairman

David Todd, Jr.

Ayesha Khanna

Michael Beatty

### **State and City Officials:**

Greg Pridgeon, Chief of Staff, City of Atlanta

Leslie Moye, Councilmember Sheperd's Ofc.

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

Jack Sprott, MPLRA

Sandra Tennyson, MPLRA

Col. William Cain, Georgia Military ACC

Jennifer Rubin, Atty., Sutherland Asbill & Brennan

Kristen Denius, City of Atlanta, Assistant City Attorney

Michelynn G. Carellas, US Army, BRAC Coordinator

### **Guests:**

Bill Swain, DCA

Willie Palmer, OPC

Tom Williams, PBS&J

Monique Brewer, Russell New Urban Development

Kevin Lynch, Chris Kids

Lenwood Robinson, Jr., United Consulting

Ulanda Wilson, GA Stand-UP

Katie Dotson, Shaw Group

Joshua Smith, Representative John Lewis' Ofc.

Vice-Chairman Richard Holmes, presiding for Chairman Ward, called the meeting to order at 1:40 p.m. It was determined that a quorum was not present. Mr. Holmes stated that he had no comments and that there was no item(s) to be voted on at this time and that the minutes are in the packet for review. Mr. Holmes stated the agenda was straight forward and he suggested that we proceed with Item No. 5, Operating and Infrastructure Analysis Status.

**Approval of Minutes:**

There was not a vote on the May 20, 2008 minutes because it had been established that a quorum was not present.

**Approval of Agenda:**

Mr. Holmes moved ahead with the Agenda. There was no vote.

**Announcements:**

Mr. Holmes acknowledged and welcomed all visitors. Jack Sprott mentioned the upcoming vote in November on the Tax Allocation District (TAD) and how important it was to notify people in the community that TAD is a good working tool to have in their community especially the Campbellton Road TAD that includes Fort McPherson. He also mentioned that the schools always have a choice whether to participate or not to participate. He suggested that everyone become familiar with how TAD's work and stress the benefits of increased revenues from investments in economically depressed areas and that the increased tax revenues would not exist absent the new development. Any school district participating would not lose any present tax revenues but would reap the benefits of economic development in their community during the build-out and receive a windfall of increased tax revenues after the bonds are paid. He also mentioned that if you needed further information about TAD that you could contact him and he would direct you to the right person to answer any questions that you may have.

**Regular Session:**

**Item No. 5 Operating and Infrastructure Analysis Status:**

Mr. Sprott began by giving a brief summary of the Operating and Infrastructure Analysis scope of work and then introduced Mr. Tom Williams, Project Manager of PBS&J, to present a brief update on the status of the Operating and Infrastructure Analysis project.

Mr. Williams stated that he first of all wanted to thank Michelynn Carellas and her staff for their assistance because they have moved them ahead faster than they had participated. He proceeded to say that PBS&J started their assessment on Monday, July 7, 2008 and they should complete their findings in 3 to 4 weeks and as of today they had completed 33 buildings and he believes this phase of the assessment should be completed this week. Mr. Williams stated that there are 211 buildings, 44 which are referred to as the representative buildings. Mr. Williams stated that PBS&J will create a list of buildings to be demolished and that they will be working closely with Mr. Sprott to discuss findings that they have and the direction where they are going. They will give a very general overlook of the buildings in reference to data collection, data reuse, how the building was built, what it's made of and how to get it back up to code.

Mr. Williams, stated that next they would take a look at the Infrastructure Analysis, water distribution, sewer selection, electrical, gas and communication and they would do the same thing as the building analysis and they would also be looking at the land use plan developed by HOK and make sure that the Infrastructure System that they put there will accommodate them. The project should be completed by mid September on schedule and that he should be giving a full report at the next meeting.

Richard Holmes asked the question about utilities and how they were going to recommend what needs to be done? Mr. Sprott commented that, based on his past experience, privatization was his first choice.

Ayesha Khanna asked if there was a group providing an oversight with the operation study done by PBS&J? Mr. Sprott responded that a committee had not been formed for this purpose.

Mr. Kevin Lynch asked if the LRA was going to assess the Homeless Provider buildings? Mr. Sprott stated yes.

**Item No. 6 Fort McPherson Boundary Report:**

Mr. Sprott stated that at the April 22<sup>nd</sup> meeting Board Member Kenneth DeLeon requested clarification of the boundary status of Fort McPherson property line. He went on to say that Kristen Denius, Assistant City Attorney and Peter J. Andrews, Sr. Assistant City Attorney had prepared a memorandum clarifying the question as to whether Fort McPherson is located inside the corporate boundaries of the City of Atlanta. He stated to the Board that the short answer to the question is yes.

He then read from the findings of the memorandum which states:

“On February 18, 1949 the Georgia General Assembly requested a study of the governments of Fulton County and the municipalities located wholly or partially therein, including the City of Atlanta for the purpose of improving local government and providing greater efficiency and economy. The result was a one hundreds page plus page document that became known as the 1951 Plan of Improvement for the Governments of Atlanta and Fulton County.

He continued saying that the document speaks to the increased boundaries of the City of Atlanta. He directed everyone to the map which depicted Figure 11 of the Plan of Improvements which shows the most critical illustration of Fort McPherson inside the city limits for the new City of Atlanta. In 1951 the plan, more importantly the annexed boundaries, including Fort McPherson was improved increasing the population of the City of Atlanta by about 96,000 residents. The approved changes and enabling bills can be found at GA Law 1952, p. 3110. The memo identifies page 3111 as the most relevant page it describes the legal boundaries to include Fort McPherson. Page 3112, Section 3 also states that “All powers and authority of the City of Atlanta under its charter and ordinances and all laws appertaining to said city as a municipality are hereby extended over and made effective in every part of the territory included within the limits above described.”

He went on to read a portion of the legal description and indicated on the enclosed maps the location of the boundary lines. He pointed out that the legal description uses the “Corporate Limits of the City of East Point” as the defining boundary line, clearly indicating that Fort McPherson lies above that line.

Mr. Holmes stated that it does make a significant difference in regard to utilities that Fort McPherson is located within the city limits.

**Executive Session:**

Jack Sprott informed Richard Holmes that at this point the Board was scheduled to go into Executive Session but a quorum was not present to take that action. He stated that he was comfortable with continuing with the remainder of the agenda in open session. There was general agreement.

**Item No. 7 HUD Approval Update:**

Mr. Sprott stated the official approval of MPLRA Reuse Plan from HUD is still pending. However, their last message indicates that they are satisfied with everything that has been provided by the MPLRA. Still pending was a letter from the Army indicating its support for the Homeless Provider solution and Reuse Plan and some supporting documentation from the MPLRA on the draft Development Agreement. Mr. Sprott proposed that a draft letter from the Army should state that HUD could rely on the proposed letter in making its determinations on the LRA’s application.

Ayesha Khanna asked if the zoning would follow?

Mr. Sprott said yes and gave a brief explanation of how preliminary zoning would enhance the value of the project and a summary of the process.

Richard Holmes asked about the visit from DASA Joe Calcara. Mr. Sprott explained the significance of this visit.

Ms. Khanna asked for clarification that the delay in approval is not a reflection of any problems such as funding, etc. Mr. Sprott said that it was not.

Mr. Sprott commented that HUD was occasionally referring other communities to the method used by McPherson to address the homeless transfer. Greg Pridgeon asked if other communities had a similar solution and has this been done in the past? Mr. Sprott responded that this round of BRAC Closure was unique in that the environment has moved from a no-cost conveyance to the community to a policy of selling the military property at fair market value. This is the first test of a scenario that calls for the real property to support the homeless transfer.

Greg Pridgeon asked who would initiate the zoning process? Mr. Sprott replied that, initially, he had suggested that CM Sheperd begin the process. Mr. Pridgeon said that he meant who would be representing the owner? Mr. Sprott said that it was his understanding that the property was already zoned industrial and that a zoning amendment proposal would come from City Council, or a single member or from the Office of Planning and Zoning. He said that the zoning amendment request did not have to originate with the owner or a representative of the owner. He said that the Army is very supportive of beginning the zoning process and, he believed, would allow the LRA to submit a proposal on its behalf but, again, he did not think that this action was mandatory and initiation of the process by the City was a much better course of action.

Mr. Pridgeon asked, if we had the authority to zone property that we do not own? Kristen Denius said, "Yes, the City has the authority to rezone property within the corporate limits of Atlanta."

Mr. Pridgeon asked Ms. Denius, if we could do it without a plan? She responded that essentially, the basic rezoning could be done using the Reuse Plan completed by the MPLRA. Mr. Pridgeon then commented on the complexity of zoning property in the city and the political and other considerations that could complicate or delay the zoning process.

David Todd asked, is there any correlation between the expansion of Fort Benning in Columbus and our efforts at Fort McPherson? Colonel Bill Cain responded saying that there was really no correlation or impact, it was apples and oranges. He said that in Columbus, the Army was simply moving an asset and not generating revenues.


Vice-Chairman Holmes asked if there were any more comments from the Board or the public. Greg Pridgeon stated that there was a note from the City that was being issued in response to inquiries from the three large users of the festival space in Atlanta. He said that as a part of the response, the City was suggesting the inclusion of the planned Fort McPherson Event Space as a part of the future solution to providing future space for festivals and events. Mr. Sprott emphasized that the Event Space was very much a part of the overall destination component of the plan.

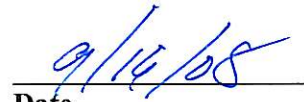
Richard Holmes asked when the next Board Meeting would take place and Mr. Sprott, after a brief polling of those present, concluded that the next Board meeting would be held Tuesday, September 16, 2008.

**Adjournment:**

Vice-Chairman Holmes adjourned the meeting at 2:25 p.m.

**Recorded By:**

  
Sandra Tennyson  
Executive Assistant

  
Date

**Approved By:**

  
\_\_\_\_\_

# *McPherson Planning Local Redevelopment Authority*

## Board of Directors Meeting

September 16, 2008

Minutes

A regular meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, September 16, 2008, at the Atlanta Development Authority at 86 Pryor Street SW, Suite 300, Atlanta, Georgia 30303.

### **Board Members:**

Felker Ward, Jr., Chairman  
Mayor Shirley Franklin  
Richard L. Holmes  
David Todd, Jr.  
Ayesha Khanna  
Kenneth Deleon  
Bill Linginfelter

### **State and City Officials:**

Greg Pridgeon, Chief of Staff  
City of Atlanta

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

Jack Sprott, MPLRA  
Sandra Tennyson, MPLRA  
David Knisely, Atty., Garrity and Knisely  
Jennifer Rubin, Atty., Sutherland  
Kristen Denius, City of Atlanta, Assistant City Attorney  
Michelynn G. Carellas, US Army, BRAC Coordinator  
Glynn Ryan, US Army, BRAC Officer  
Col. Deborah B. Grays, Garrison Commander, Forts Gillem and McPherson  
Frank Barton, DOD/OEA

### **Guests:**

Shane Kane, HOK  
Edward Powers, Traveler's Aid  
Darrell Fitzgerald, Gensler  
Jason Sullivan, Chris Kids  
Daniel Blackman  
Bill Cain, GMACC  
Kent Antley, Genesis Shelter  
Darien Sykes, Sykes  
William Palmer, GPG  
Cynthia Easley, GA DCA

Thena Norman, CAPN  
Ken Heiserman, PBS&J  
Tom Williams, PBS&J  
Wilson Wheeler, Matrix Design Group  
Frank Tyboroski, Matrix Design Group  
Herman H. Howard, HOK  
Chip Tabor, SL King & Associates  
Tony Berkley, SL King & Associates  
Allen Travis, Board of Regents  
Jim Meadows, Meadows and Affiliates  
Scott Thompson, HOK  
Kathy Colbenson, Chris Kids

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

**Approval of Minutes:**

Chairman Ward called for the approval of the May 20, 2008 minutes. Mayor Franklin made a motion to approve, seconded by David Todd, Jr.. Approval was unanimous.

Chairman Ward motioned for the approval of the July 15, 2008 minutes and it was seconded by Mayor Shirley Franklin. Approval was unanimous.

**Approval of Agenda:**

Chairman Ward recommended the adoption of the Agenda. Mayor Franklin made a motion to approve. It was seconded by Richard Holmes. Approval was unanimous.

**Announcements:**

Chairman Ward acknowledged visitors and asked for first time visitors to introduce themselves. Chairman Ward introduced Attorney David Knisely of Garrity and Knisely one of the consulting attorneys for MPLRA and gave a special welcome to Colonel Deborah B. Grays, the new commander of Fort McPherson and Fort Gilem. Colonel Grays stated that she was pleased to be here and looked forward to working with everyone and to be here through the execution of the project. Jack Sprott directed the Board Members attention to a letter in the agenda packet from Senators Chambliss and Isakson and Governor Perdue in reference to AFRICOM's search for their new Headquarters. Mr. Sprott mentioned that they are spearheading a push for the permanent location of AFRICOM's Headquarters here, emphasizing the resources available to securely support a 500-800 personnel facility and the positive economic impact this would be for Atlanta. Chairman Ward commented that Senator Chambliss had called him personally to investigate the potential for Fort McPherson and to discuss the effort to attract AFRICOM.

**Regular Session:**

**Item No. 5 Operating and Infrastructure Analysis Final Update:**



Mr. Sprott informed the Board that Mr. Tom Williams of PBS&J was present to give an update on the final draft of the Operating and Infrastructure Analysis. Mr. Tom Williams said he was happy to be back and proceeded to introduce his team.

**PBS&J Team:**

Tom Williams and Ken Heiserman

**Matrix Design Group:**

Frank Tyboroski and Wilson Wheeler

**HOK:**

Herman Howard and Scott Thompson,

**SL King & Associates:**

Tony Berkley and Chip Tabor,

**Sykes Consulting:**

Darien Skyes

**Gude Management Group:**

Ortez Gude and Mike Wilbourne.

After Mr. Williams stated that they were going to give the Board an overview/summary of the results of the assessments but the real valuable document that's coming out of this is a data base that Jack Sprott or anyone could use that will allow them to go through all the details that have been collected for this assessment.

The teams discussed Building Assessments, Infrastructure Assessments, Environmental Assessment, Cost Estimating and Cost Modeling.

**Scott Thompson with HOK** spoke briefly in reference to the Building Assessments stating that they surveyed 44 of the 211 buildings on site looking at architectural, mechanical structural and electrical. The buildings are dated from the 1800 to current time. For the most part the buildings are in good shape. Several buildings stood out - buildings 200, 363 and 315. A color coded chart was assembled for proposed building use showing, for example, what buildings would be demolished, renovated, use as is, etc.

**Ken Heiserman with PBS&J** spoke briefly on the Infrastructure Assessment, which included the Roadway Network, Storm Drainage, Sanitary Sewer System, Water System, Natural Gas, Steam, Electrical and Telecommunications. Jack Sprott wanted to know if the electrical was all underground. Mr. Heiserman said no.

Jack Sprott asked Frank Tyboroski if the spine of the overall infrastructure could be separately evaluated and allocated? Tom Williams said that the allocation would be provided.

Daryl Hicks wanted to know when they looked at the infrastructure if they were also looking at the quality of it and was that a part of their assessment and if upgrades, gas pipelines, etc. would be included in the assessment? The answer was yes.

**Frank Tyboroski with Matrix Design Group** gave an overall look at the Environmental Issues. Mr. Tyboroski, stated that when he looked at the Environmental Issues there were two goals in mind: the 1<sup>st</sup> was to take a look at the existing documents that the Army had prepared and within the context of the Land Use Plan to determine what additional studies needed to be conducted to give a thorough picture of what issues would be faced when it came to redeveloping the site.

Two approaches were taken. One was a neighborhood to neighborhood approach, as when you go to file a report for each neighborhood, for example the Campbellton Neighborhood, the assessment property of that area where the Georgia EPD has agreed there's no further action required.

Then you had areas that are currently under investigation by the Army and other potential areas not being investigated.

For the third part of the final assessment cost data he stated that, unfortunately, the Army has not finished their site investigation yet and they didn't expect that until the 2<sup>nd</sup> quarter of 2009, and they could not get hard copy data.

Environmental Issues that are out there:

\* Pistol range has metal issues and above ground and underground storage tanks.

**Mike Wilbourne with Gude Management Group** spoke on Cost Estimating and identified what the buildings could be used for in the future. He said that they developed a pro-model for how much it would cost to bring the building up to modern day standards or bring up the building for reuse. Mr. Wilbourne presented a PowerPoint presentation of the pro-model chart for visual.

Mr. Ward inquired about the employment center in District 1 and wanted to know how many buildings in that area would be demolished. The response was that in District 1 (the Employment Center), 39 of the 40 buildings are slated for demolition. David Todd inquired if the formula considered potential revenues in estimating the cost of renovation. Jack Sprott explained that the revenue portion would be added in the Business Plan that would be completed by February of 2009. Ayesha Khanna wanted to know if it was correct to say that the team went into depth on the examination of the 44 buildings in terms of cost and would then extrapolate that data to estimate the costs on the other buildings. Tom Williams said yes, that was correct. He added that many of the 44 buildings in the historic district are small storage buildings behind the larger homes that will be demolished. Kenneth DeLeon wanted to know of the 66 buildings in the Historic District if they factored in the possible tax credit that would be provided to a developer or whoever may come in and want to reuse them. Tom stated that he had not looked into tax credits at this time.

He stated that, per Jack Sprott's request, cost data was in 2008 dollars. Chairman Ward asked if they include the relocation of Campbellton Road? The answer was no. Jack Sprott inquired about the in-boarding of Lee Street. Tom Williams responded that the inboarding cost had not been included.

Kenneth DeLeon, wanted to know if the cost was based on today's cost or 2009 or a separate chart. Mr. Williams reply was that is was a 2008 current cost. Mr. Frank Barton inquired about any fiber optic in the system and whether that should be investigated as an asset. Mr. Williams said that by 2011 the technology may be well beyond fiber optics so they did not look at the fiber optics as an important asset.

Chairman Ward wanted to know the cost of the platform and if there was any cost for maintenance and when the final report would be available. Mr. Williams said that the database platform was Microsoft Access 2007 that could be purchased for a few hundred dollars. The more complex graphics platform was ARCGIS software Version 9 from ESRI Company that would cost around a thousand dollars. The final report will be available for the October Board Meeting.

In closing Mr. Tom Williams wanted to once again thank Michelynn Carellas and Glynn Ryan for their continued support and patience.

**Item No. 6 Business Plan Request for Proposals:**

Mr. Sprott proposed that this item be addressed in open session to avoid an question of open meeting compliance and asked the Board to refrain from discussing any specific details of the RFP in the interests of fairness to all participants in the bid process. He stated that Tom Williams had just given a report on the Operating and Infrastructure Analysis and that the proposed Business Plan would incorporate the analysis and data from all marketing districts provided in the Operating and Infrastructure Analysis report and would provide additional data that would complement and supplement a final EDC Application to the United States Army.

He said that the studies will include preparation of a detailed development timeline that includes proposed phasing and cash flow analysis for all marketing districts; analysis of the market and the prospects for redeveloping the total property in accordance with the Land Use Plan and preparation of a detailed investment and financing strategy that includes both the private and public sectors. In order to address the overall questions regarding phasing, infrastructure, sizing of the EDC parcel and value enhancement, the Operating and Infrastructure Analysis focused on all buildings, structures and infrastructure on the Fort McPherson facility. The Business Plan will supplement, complement and complete this work by inserting the appropriate marketing, financial and revenue data to arrive at a discounted cash flow value estimate for all marketing districts and parcels.

At the conclusion of Mr. Sprott's synopsis of the Business Plan he asked that the Board review the draft document and authorize Staff to issue the Request for Proposals. Chairman Ward asked if anyone had questions or comments.

Mayor Franklin wanted to know if the timeframe deadline for choosing a contractor was November 10, 2008? Mr. Sprott stated that a contractor would be chosen during the week of November 10 through November 14<sup>th</sup>. Mayor Franklin asked Chairman Ward if he need the Board to move on an approval to issue the RFP? His response was yes and Mayor Franklin moved to authorize the staff to advertise and issue the RFP for the Business Plan. It was seconded by Richard Holmes and unanimously approved.

**Executive Session:**

Chairman Ward motioned to move into the Executive Session and it was seconded by Mayor Franklin. The vote was unanimous. The Board went into the Executive Session for approximately 57 minutes to discuss Development Agreement Strategies and other issues. Chairman Ward made a motion to end the Executive Session and it was seconded by Mayor Franklin. Approval was unanimous.

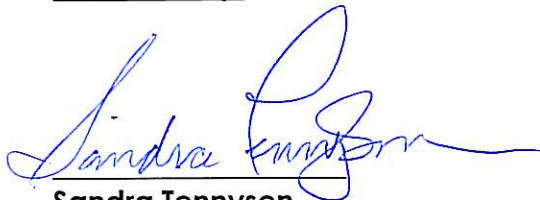
**Regular Session:**

At the conclusion of the Executive Session the Board met in Regular Session and Chairman Ward announced that the next Board meeting would be held October 21, 2008. The date for the next Board Meeting was later changed to October 14<sup>th</sup>. No other items were discussed.

**Adjournment:**

Mayor Franklin made a motion to adjourn, seconded by Chairman Ward. Approval was unanimous. The meeting was adjourned at 3:36 p.m.

**Recorded By:**

  
Sandra Tennyson  
Executive Assistant

  
Date

**Approved By:**



# ***McPherson Planning Local Redevelopment Authority***

## Board of Directors Meeting

October 14, 2008

Minutes

A regular meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, October 14, 2008, at the Atlanta Development Authority at 86 Pryor Street SW, Suite 300, Atlanta, Georgia 30303.

### **Board Members:**

Felker Ward, Jr., Chairman  
Richard L. Holmes  
David Todd, Jr.  
Ayesha Khanna  
Kenneth DeLeon  
Bill Linginfelter  
Michael Beatty

### **State and City Officials**

Deborah Lyons, Director, Governor's Office  
of Workforce Development  
Mary Margaret Garrett, Workforce Chief,  
Atlanta Regional Commission

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

Jack Sprott, MPLRA  
Sandra Tennyson, MPLRA  
Jennifer Rubin, Atty., Sutherland  
Kristen Denius, City of Atlanta, Assistant City Attorney  
Michelynn G. Carellas, US Army, BRAC Coordinator  
Frank Barton, DOD/OEA  
Gen. Phil Browning, U.S. Army, Retired  
Bill Cain, GMACC

### **Guests:**

Mary F. Allen, Board Member Fort McPherson/Fort Gilem Transformation  
Paul Brightbill, Fort McPherson, Restoration Advisory Board  
Jason Sullivan, CHRIS Kids  
Steve Foster, Georgia Power  
Jessica Guinn, The Collaborative Firm  
Lenwood Robinson, United Consulting  
Willie Palmer, Georgia Power Company  
Thena Norman, CAPN  
Katie Dotson, Shaw  
Rhonda Willis, People Helping Strangers  
Herman H. Howard, HOK  
Warren Pincombe, Atlanta Technical College  
Bahyya Amh-Shere, Georgia Stand-Up

Chairman Ward called the meeting to order at approximately 1:32 p.m.

**Approval of Minutes:**

Chairman Ward called for the approval of the September 16, 2008 minutes. Richard Holmes made a motion to approve, seconded by Michael Beatty. Approval was unanimous.

**Approval of Agenda:**

Chairman Ward recommended the adoption of the Agenda. Bill Linginfelter made a motion to approve. It was seconded by Richard Holmes. Approval was unanimous.

**Announcements:**

Chairman Ward asked if there were any announcements and Jack Sprott stated that there was an article in the newspaper on Monday about the U. S. Army's draft Environmental Impact Statement. He noted that this draft document is being made available for public comment. He asked Michelynn Carellas, U.S. Army BRAC Coordinator to inform the Board about the availability of the document. Ms. Carellas stated that the Environmental Impact Statement for the Disposal and Reuse of Fort McPherson, Georgia announcement appeared in the Federal Register on October 10<sup>th</sup> stating that a 45-day comment period has begun. She said that this is incorrect and that the public comment period would actually continue for 70 days. Ms. Carellas also said that copies of the documents can be found at public libraries in the area and Jack Sprott plans to post them on MPLRA website. Mr. Sprott interjected that one copy would also be available for review at the MPLRA office. Ms. Carellas stated that they are looking for a large turnout at the Public Meeting scheduled for December 4<sup>th</sup>, at 7:00 P.M.-9:00 P.M. at The Commons on Fort McPherson. She added that it will be very interactive to address any questions. The format will be an open house with presentations, and questions & answers. Ms. Carellas stated that the comment period closes December 19<sup>th</sup>, 2008. She is hoping to get all questions submitted and from there the Army will address all comments when preparing the Final EIS. Availability of the Final EIS will also be announced in the Federal Register and the local newspapers, notifying the public of the conclusions of the EIS, and making it available for 30 days prior to executing the Record of Decision. These steps are required before the Army can initiate closure or disposal actions. Ms. Carellas stated that they expected the document to be completed in June 2009.

Chairman Ward asked what kind of things are going to be on display. Ms. Carellas said she believed that there will be different stations that will address different media for example water and air, socio-economic etc. Ms. Carellas said there will be 4 or 5 different stations to address specific questions so that you could go directly to the booth that you were interested in and you wouldn't have to wait in line for something that was not of interest to you.

Jack Sprott stated that Mr. Tom Williams of PBS&J had delivered the Operating and Infrastructure Analysis report. He stated that while the information could be shared with others at this point, that anyone interested should keep in mind that this is sort of a working tool and is a "moving target". The data will also be presented to us in an Access database and a GIS related database. The report states that there is \$168 million of infrastructure renovation and changes needed at Fort McPherson but this does not necessarily translate into a true and final number or estimate. This data has to be combined with the Business Plan to get true answers and values.

Mr. Sprott ended his comments saying that Attorney David Knisely had drafted a Homeless Assistance Development Agreement at HUD's request and they are hoping that this is the last legal document that HUD will need before issuing an approval of the Reuse Plan.

**Regular Session:**

**Item No. 5 Business Plan Consultant Selection Subcommittee**

Mr. Sprott stated that the MPLRA staff drafted a Request for Proposals for a Business Plan that was advertised in the AJC on Sunday, September 21<sup>st</sup>. Proposals will be due on October 31, 2008. A mandatory pre-proposal was held on October 1, 2008 that was attended by eighteen people representing approximately thirteen separate firms. He proposed that the Board establish a Selection Subcommittee to select a consulting firm to prepare a Business Plan for the Fort McPherson property and appoint Jack Sprott, Alan Travis, Director of Planning for the Board of Regents of the University System of Georgia, and 3 Board members to serve on the subcommittee and negotiate a contract with the selected respondent.

Chairman Ward asked for volunteers and Kenneth DeLeon, David Todd, Jr., Bill Linginfelter and Richard Holmes volunteered to serve on the committee. Ken DeLeon motioned for approval and it was seconded by Richard Holmes. Approval was unanimous.

**Item No. 6 Independent Audit of 2006 Financial Statement:**

Jack Sprott stated that at the November meeting about a year ago the Board approved the selection of the Mauldin & Jenkins accounting firm to prepare an Independent audit for the 2006 calendar year. He apologized that the final report was not completed in time for the meeting but asked Mr. Doug Moses from Mauldin & Jenkins to present an overview of the draft financial statements. Mr. Moses, Engagement Manager at Mauldin & Jenkins, stated that Mr. Joel Black, Engagement Partner, could not attend today and that he would give an update on the final report. He stated that Joel Black has the actual review files and statements and they are going to have their concurrent review partner to take a look at things today or tomorrow and are looking at issuing the final report by the later part of this week or early part of next week and not expecting any major changes to the draft financial statement. Mr. Moses distributed 3 items, the Compliance Report, the Basic Financial Statement and the Agenda for discussion. He stated that the first several pages give an overview of the company, Mauldin & Jenkins. He referenced page 6 and its stated findings and recommendations that are noticed during the audit. Under SAS No. 112 which was effective for the December 31, 2006, in regard to the Redevelopment Authority, it requires auditors to report and post any adjustments of 20% significance as a material weakness and significant deficiency in internal control. Mr. Moses stated that they had two findings related to adjustments were they had to put additional receivables and revenues in relation to requests for reimbursement that were submitted after year end for expenditures that occurred prior to year end and had to put in a \$115,772.00 to increase receivable and to increase revenue. Another finding was related to posting accounts payable and they had to increase accounts payable by \$16,000.00 for unreported liabilities for year end. He stated that they also had to decrease accounts payable by roughly \$70,000.00 due to errors in posting accruals which in effect meant that a \$3,000.00 cost, materially was only 9,000.00 for the Development Authority and according to their calculation this is considered to be a material weakness. The two findings are cited in the distributed report.

Mr. Moses also stated he noticed that the Board Members did not receive monthly financial statements at the meetings and recommended that management provide the Board with a monthly or quarterly financial statement at their meetings in the future. Mr. Moses also noted that one (1) invoice could not be located and five (5) voided checks were not retained. Also, they noted that the Executive Director had forgone having health and medical insurance for himself and his wife as offered by the Authority and asked that this amount be contributed to his pension plan as part of the employer contribution, which saved the MPLRA money but had not been specifically approved by the Board. He also recommended that the Board approve the option of the \$15,000.00 for catch up.

David Todd asked why we were not looking at 2007 numbers. Mr. Moses replied that they were approved in December of last year and that it was in April that ADA staff, Penny Canalizo, actually maintained books for MPLRA. Because of the open items that were discovered and were dragged out a little bit, they didn't get those open items cleared until returning in September. Mr. Moses stated that as soon as they get ADA June 30<sup>th</sup>, 08 statements audited and out of the door that will allow staff some time to make sure McPherson books are closed and all the accruals are posted and we will also be doing a single audit for "07". Mr. Moses stated that MPLRA received over \$500,000.00 dollars of Federal funding which requires a single audit and this will be different from 2007 as opposed to 2006. He said that "when we get the okay from Penny and her staff, we will come back in December or January and knock out '07' and turn around and start on '08' and we will not see this delay going forward."

Bill Linginfelter asked if we need to go back and approve the pension deal at this time. Mr. Moses said that he would help Mr. Sprott put together an agenda item for a later meeting. Ayesha Khanna asked Jack Sprott if he saw any issue with implementing the recommendation for ADA did he since they are the ones who have to put those checks in place. Mr. Sprott stated that Penny Canalizo was the ADA Controller and he assumed that there no problem in doing this. Penny Canalizo was in attendance and said it would not be a problem.

Kenneth DeLeon asked if there was a different requirement for accounting for funds coming from federal, state or city grants. Mr. Moses said yes, for federal funds, anything over \$500,000.00 requires a single audit separate from the financial audit where its program specific. Kenneth DeLeon asked if the state has its own parameters. Mr. Moses said no.

Richard Holmes asked how they would know if the items have been corrected by the next audit. Mr. Moses stated that the findings are not new to the ADA staff and that they had familiar findings in June "07", related to adjustments. Chairman Ward replied that staff would provide a report and Mr. Moses reiterated that point.

**Executive Session:**

Chairman Ward apologized to those attending and explained that his practice was to always go into an executive session to review an audit report and asked that the MPLRA staff and those attending leave the room for a brief period. Richard Holmes motioned to move into the Executive Session at approximately 1:55 P.M. and it was seconded by Michael Beatty. Approval was unanimous.

**Regular Session:**

At the conclusion of the Executive Session the following actions took place:

**Item No: 6 Independent Audit Report:**



Ayesha Khanna motioned to place the completed MPLRA audit report for fiscal year ended December 31, 2006 by certified public accountants Mauldin & Jenkins on the McPherson Planning LRA website so the public can access this information. The motion was seconded by Kenneth DeLeon and approved unanimously. Chairman Ward asked Jack Sprott to make quarterly financial reports to the Board beginning with the November meeting and to confer with Doug Moses and put together an agenda for the November meeting that would address the recommendations contained in the audit report.

**Item No. 7 Georgia Work Ready Initiative Overview:**

Jack Sprott stated that the Governor's Office of Workforce Development recently received a \$5 million BRAC IC Grant to create a holistic transitional strategy for BRAC impacted workers to transition into growth occupations, including life sciences, logistics and other careers. The "Innovation Crescent Work Region" was allocated \$2 million of these funds. Ms. Debra Lyons, Director of the Governor's Office of Workforce Development and Ms. Mary Margaret Garrett, Workforce Chief for the Atlanta Regional Commission presented a brief overview of the "Work Ready" program for transitioning military employees and the corresponding "Work Ready Regions" including the "Innovation Crescent".

Ms. Lyons handed out pamphlets for the Board to follow her during her power point presentation and explained the fundamentals of Georgia Work Ready and how they were interfacing it with the Fort McPherson base closing and the transition plans for the civilians and the military retirees. They have four different aspects: (1) Work Ready Certificates (2) Job Profiling (3) Community Efforts and (4) Work Ready Regions. Training opportunities will begin in January 2009.

Mary Margaret Garrett stated that they will help with resumes, interviewing skills, financial assistance, job support services and career advisors for those who have been employed for a long time. Ms. Garrett stated that Work Ready Certificates are available for everyone.

Kenneth DeLeon asked if the funding is limited to just civilians inside the fence. Ms. Lyons said that every Georgian is entitled to the certificate. However, the \$4,500 per person assistance is intended for those working inside the fence.

Kenneth DeLeon asked if the \$2 million dollars was specifically going to be used for the civilians who were going to lose their jobs as a result of Fort McPherson closing. Ms. Lyons said yes. Mr. DeLeon also wanted to know if the certificate is what the employee walks in with to a potential new employer or is it for the employer to certify or to give to their current employer to tell them where their strength and weakness' are. Ms. Lyons said that the certificate belongs to the individual. They will walk into a technical college, they will sit for 3 hours - fifteen minutes in each one - they get through all three and before they leave they will know their scores and they also take a twenty minute "work habit assessment". They get a printout of their work habits when they leave and in about two or three weeks they will get a certificate that's certified with a seal and its recognized by twenty-five other states and hopefully within the next two years it will be recognized by all fifty states. Mr. DeLeon's final question was where did the model for the training originate. He wanted to know the history. Ms. Garrett stated that the history was long and that the Federal Government had been giving money for training since the 60's.

Chairman Ward asked about the military personnel who elect to retire - are there means for them to take advantage of this program. Ms. Lyons said yes that they are also entitled to the program. She added that they could not identify, at this time, those who may chose to retire.

Chairman Ward asked if the State Department of Labor was involved. Ms. Lyons said yes because they are on the Board - Commissioner Thurmond is on the Board.

Chairman Ward asked if there was any coordination with local government. Ms. Lyons said yes there are two workforce developments. One is with the City of Atlanta and the other is Fulton County and that they work closely with all twenty of the workforce boards and that data is reported to them once a month.

Kenneth DeLeon asked for information on what programs are available to serve dislocated civilians outside the fence. Ms. Lyons stated that Ms. Garrett can provide resources as to where one can go in their area after they lose their job.

Chairman Ward asked what businesses in the area can do in light of the closure to get this information. Ms. Garrett stated that businesses generally coordinate with the Chamber of Commerce.

**Item No. 8 implementation LRA Transition:**

Mr. Sprott stated that, at its September 16<sup>th</sup> meeting, the MPLRA discussed development agreement issues including the status and timing of our transition to the Implementation LRA. Since that meeting, MPLRA staff has been addressing the mechanics of this transition, including the establishment and funding of the Implementation LRA. Mr. Sprott stated that he has met with Frank Barton with OEA, Commissioner Mike Beatty with DCA and with the Atlanta Development Authority staff in regard to funding. In order to complete our Business Plan in February, Mr. Barton advised us to extend our existing grant through February, asking for supplemental funding, and establish a 2009 grant for the MILRA beginning on March 1, 2009. Mr. Sprott stated that we need nominate and confirm Implementation LRA Board Members and to ask the Governor to issue an executive order no later than January 15, 2009. Thereafter we would need to submit a request for OEA recognition no later than February 2, 2009, request a grant from OEA to fund the new ILRA and dissolve the existing MPLRA. Mr. Sprott recommended steps (1) and (2) be taken before the end of the year and no later than January 15, 2009. He referred to the legislation saying that the ILRA will consist of not less than 11 and not more than 15 members and the majority will represent the City of Atlanta. The members representing the City of Atlanta will be appointed by the Governor from a list submitted by Mayor Shirley Franklin. Other nominees will be submitted by Mayor Joe Macon of East Point and the Fulton County Board of Commissioners.

Letters to the Cities of Atlanta, East Point and the Fulton County Board of Commissioners were sent out in July requesting on behalf of the present and future board of directors, that preparation begin on a list of nominees. Mr. Sprott stated that he has been in contact with Greg Pridgeon, Chief of Staff, from the City of Atlanta who is working on preparing a list by early December. Mr. Sprott asked Kenneth DeLeon to contact Mayor Joe Macon in regard to the preparation of the list from East Point.

Ayesha Khanna asked if the Governor was required to sign an executive order. Chairman Ward said yes. Chairman Ward asked Commissioner Beatty what steps were necessary to secure REBA funding for the

2009 and 2010 FY. Commissioner Beatty said that he would take our funding requests to the Governor and ask for the REBA funds.

Commissioner Beatty asked Jack Sprott if he had submitted the request for the remainder of the 2008 REBA funds. Mr. Sprott said yes, he had submitted the request.


Ayesha Khanna asked where the city revenues came from that they receive. Mr. Sprott stated that they came through the ADA.

Chairman Ward asked if there were any other comments. Hearing none, he motioned to start future MPLRA regular meetings at 1:00 PM beginning with the next Board Meeting which is scheduled to be held on Tuesday, November 18, 2008. Bill Linginfelter seconded and it was unanimously approved.

**Adjournment:**

Bill Linginfelter made a motion to adjourn, seconded by Chairman Ward. Approval was unanimous. The meeting was adjourned at approximately 2:59 p.m.

**Recorded By:**

  
Sandra Tennyson  
Executive Assistant

11/18/08  
Date

**Approved By:**



# ***McPherson Planning Local Redevelopment Authority***

Board of Directors Meeting

November 18, 2008

Minutes

An Annual Meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, November 18, 2008, at the Offices of the Georgia Department of Community Affairs, 60 Executive Park N.E., Room 302, Atlanta, Georgia 30329.

## **Board Members:**

Felker Ward, Jr., Chairman

Richard L. Holmes

David Todd, Jr.

Ayesha Khanna

Kenneth Deleon

Michael Beatty

## **State and City Officials:**

Ralph A. Long, State Representative

Leslie Moye, Ofc. Of Council Member Joyce Sheperd,  
City of Atlanta

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

Jack Sprott, MPLRA

Sandra Tennyson, MPLRA

Kristen Denius, City of Atlanta, Assistant City Attorney

Frank Barton, DOD/OEA

Gen. Phil Browning, U.S. Army, Retired

Karim Hanafy, Sutherland

## **Guests:**

Starlyn Baxter, Association Credit Union

Lenwood Robinson, United Consulting

Willie Palmer, CPC

Thena Norman, CAPN

Tom Williams, PBS&J

Frank Tyboroski, Matrix Design

Jason Sheperd, DCA

Joseph Woods, Georgia Security Academy

Ortez Gude, Gude Management

Ken Bleakly, Bleakly Advisory Group

Steve Labovitz, McKenna Long & Aldridge

Chairman Ward called the meeting to order at approximately 1:14 p.m. A quorum was not yet present and it was decided to begin with the agenda items that did not require a vote by the Board. Prior to the approval of October's minutes, Jack Sprott stated that this November meeting has been scheduled as the Annual Meeting of the MPLRA in accordance with the By Laws. He said that, regarding terms of office, the term of office for each Board Member is 3 years so that means that current Board Members serve until February of 2009. On the other hand, the By Laws also state that the term doesn't end until the close of the Annual Meeting in the calendar year in which each term expires. Therefore, the bottom

line is that all members may serve until November of 2009 or until the MPLRA is dissolved, whichever occurs first. Mr. Sprott also stated that officers were elected last February and serve annually until their successors are elected. So, in regard to elected officers, the current officers are okay and may continue to serve but new officers could be elected anytime after this meeting. He added that a handout entitled "Timeline", was in the Board's handout packet and he noted that these are projected dates. He began a review of the "Timeline" handout and was encouraged that the Army and HUD are talking to each other and that the last draft document is done. Frank Barton has looked at it and basically the Army has agreed to the terms and he anticipates approval from HUD by December 31, 2008. Mr. Sprott stated that the zoning process will be initiated in December 2008 and that he has emailed James Shelby and has an appointment to meet with Greg Giornelli, Chief Operating Officer of the City of Atlanta, on Wednesday. Mr. Sprott stated that the Executive Order establishing MILRA needs to be executed on or before January 15, 2009. Regarding the establishment of the MILRA, he stated that the nomination list was in process and that Greg Pridgeon, Mayor's Office Chief of Staff, was working on the list. Also he said that Darryl Hicks in Commissioner Eaves Office of Fulton County Government was working on the list and he asked Kenneth Deleon to check with Mayor Joe Macon in reference to their list. Mr. Phil Browning wanted to know who the list was going to. Mr. Sprott stated that the list should go to the Governor's Office. He continued to review the "Timeline" document saying that PBS&J should complete its preparation of the Business Plan by February 15, 2008. He said that he's looking to have the MILRA in place on April 1, 2009 and the EDC Application submitted to the Army on or by June 10, 2009, the MILRA/Army Disposition Agreement executed by October 15, 2009, the MILRA/Private Developer Agreements drafted by November 15, 2009 and the Supplemental/Overlay zoning completed by December 31, 2009. According to the "Timeline", the US Army would prepare for public sale solicitation documents by April 15, 2010 and the Public Sale Solicitation would be completed by December 31, 2010 and all property transferred by December 31, 2011. Mr. Frank Barton asked if this form could be shared with the Army. Mr. Sprott said yes, but it should be considered his best estimate that was subject to change.

#### **Regular Session:**

#### **Item No.5 November 2008 Financial Report:**

Mr. Sprott stated that, at the last Board meeting, it was requested that the audit report be placed on the LRA website and that Chairman Ward had asked for quarterly Financial Report to the Board beginning with this meeting. Mr. Sprott then asked the Board Members to turn to the next page in their handout to review a balance sheet for the 10 month period ending October 31, 2008. He reviewed the balance sheet and the attached income statement item by item with the Board Members. He added that, as of today, the MPLRA had a checking account balance of \$330,384.17 with current obligations of \$346,164.76 but that he anticipated receiving a final disbursement of \$34,910.00 in City matching funds by early December. He also reviewed a 2008 Budget spread sheet that was enclosed in the Board packet and explained the breakdown of the spending for the calendar year 2008. General Browning asked if the 09 REBA grant funds were a part of the breakdown and Mr. Sprott said no, only 2008 funds.

#### **Approval of Minutes:**

With the arrival of Commissioner Mike Beatty, a quorum was achieved and Chairman Ward called for the approval of the October 14, 2008 minutes. Ayesha Khanna made a motion to approve, seconded by Richard Holmes. Approval was unanimous.

**Approval of Agenda:**

Chairman Ward recommended the adoption of the Agenda. Richard Holmes made a motion to approve. It was seconded by Mike Beatty. Approval was unanimous.

**Item No.6 Independent Audit Recommendations:**

Mr. Sprott stated that at the last meeting the Board had directed him to confer with Douglas Moses of Maudlin and Jenkins and put together an agenda for the November meeting that would address the recommendations contained in the audit report. Mr. Sprott then referenced a letter from Mauldin and Jenkins that specifically outlined what was to be done. He then recited three actions in particular that were recommended:

1. Provide monthly (or quarterly) financial statements to the Board.
2. Improve control of invoices and the retention of voided checks
3. Approve a 15% annual employer contribution to Mr. Sprott's pension received in lieu of health and medical coverage and approve payment of a \$15,000 catch-up amount as part of the annual employer contribution.

Chairman Ward asked if the 457 account listed in the balance sheet was related to this comment and Mr. Sprott said no. Chairman Ward asked if the 2009 budget will reflect this catch-up of the \$15,000 and Mr. Sprott said yes and explained that his retirement is with the State of South Carolina and he elected not to take any health benefits and OEA allows that money to be put into other benefits. He added that he is allowed to catch-up on his retirement because of his age. Ayesha Khanna asked about the control of invoices and voided checks and stated that it was not unexpected to have a check that you cannot find and did we have confidence that this wouldn't happen again. Mr. Sprott stated that the Controller, Penny Canalizo, sat in on the last meeting and those control measures are in place. He added that the MPLRA is now making copies of check requests and keeping a duplicate file. Chairman Ward asked if there were any other questions or comments and there was none. Chairman Ward then called for approval of the recommendations. Richard Holmes made a motion to approve and it was seconded by Commissioner Michael Beatty. Approval was unanimous.

**Item No. 7 Calendar Year 2009 Budget:**

Mr. Sprott stated that in anticipation of an application for grant funding from the OEA for 2009, he had prepared a budget for calendar year 2009. He went on to say that this is the 2009 Calendar Year Budget and that included a proposed extension of the 2008 OEA Grant through March. Mr. Sprott stated that the total proposed budget is \$1,097,462 and assumes that the Authority request a grant of approximately \$800,000 from OEA to be supported by a match from state and local government of approximately \$300,000. A request for \$196, 176 in matching funds from the State of Georgia was submitted earlier this month and this has been approved. Mr. Sprott stated that he spoke with the City of Atlanta about their matching and funds and mentioned that we know the City is having a tough time. He added that he believes the City will be able to contribute a majority of the funds, he is just not sure of how much. He asked Commissioner Mike Beatty if he knew if the City match had to be an exact match or a contributing amount. Commissioner Beatty later responded that he didn't believe that a dollar for dollar match was required by regulation but he recommended that the City match, for equity

purposes, equal the REBA Grant funding through cash or in-kind. Mr. Sprott also stated the local operating budget breakdown and a budget worksheet were enclosed in the Board members 'handout. Mr. Sprott stated that it is assumed that this budget will fund the McPherson Planning Local Redevelopment Authority for the period of January through March 31. The remainder of the budget will fund the operations of the McPherson Implementing Local Redevelopment Authority and due to the transition; additional funds for travel, equipment and office expenses were included. Salaries and benefits were unchanged from the 2008 budget. Chairman Ward also asked if there were any questions or comments before the motion was made. Mr. Frank Barton wanted to know why the legal was so high. Mr. Sprott responded by saying those are the historical legal costs and are anticipated for next year. Mr. Barton interjected by saying, "If its part of our grant application and as your match it has to comply with our requirements and you will have to detail what those cost are slated to be for." Ayesha Khanna asked if there's a maximum limit on legal funds from OEA. Mr. Barton said yes, for legal funding the limit is \$100,000. Mr. Sprott stated that we exceeded that limit many months ago. Kenneth DeLeon asked if there would be a spreadsheet provided with the breakdown as to what HUD provided, the city, state, etc., and where the bulk of the money would be coming from. Mr. Sprott said yes and that for 2008, a spreadsheet was enclosed in the handout and for 2009 those details would be provided after the grant is requested. Commissioner Beatty asked if the state money was consistent with the match from the City of Atlanta. Mr. Sprott said that the City has matched the state REBA funding dollar for dollar for every year up to this date. Ken DeLeon motioned for the approval of the budget for Calendar Year 2009, to authorize the chairman to approve all adjustments and amendments, and to authorize the executive director on behalf of the chairman, to submit an application for federal assistance to the Office of Economic Adjustment and separate official requests for state and local funds. The motion was seconded by Richard Holmes. The approval was unanimous.

**Item No.8 Business Plan Consultant Recommendation:**

Mr. Sprott reminded the Board that the Operating and Infrastructure Analysis by PBS&J had just been completed. He stated that the Business Plan will supplement, complement and complete this work by inserting the appropriate marketing financial and revenue data to arrive at a discounted cash flow value estimate for all marketing districts and parcels. Mr. Sprott continued that the RFP for the Business Plan Consulting Services was advertised in the AJC on Sunday, September 21<sup>st</sup>, and a mandatory pre-proposal conference was held on October 1, 2008 that was attended by eighteen individuals representing approximately thirteen separate firms. Mr. Sprott went on to say that at the Board's October 14<sup>th</sup> meeting the MPLRA established a Selection Subcommittee and appointed himself, Alan Travis, Kenneth DeLeon, David Todd, Jr., Richard Holmes and Bill Linginfelter to serve.

Mr. Sprott said that 3 proposals were received on Friday, October 31, from the following teams:

- 1. Shaw Environmental & Infrastructure, Inc. Team,**
- 2. Matrix Design Group, Inc., Team**
- 3. HOK Team**

Mr. Sprott, said that the Selection Subcommittee met on Thursday, November 6<sup>th</sup> at his office and by phone for approximately one and a half hours to review and analyze the proposals and formulate its recommendation and it was their task to compare each one of the teams and to measure its response using the selection criteria that was in the RFP and the result was that Matrix Design Group Team was unanimously selected as the best overall. Mr. Sprott said that Tom Williams and Frank Tyboroski from

Matrix and PBS&J were present to explain briefly what it is they are proposing and after their presentation if they wanted him to respond to some of the things they looked at in regard to the analysis, which is pretty straight forward, he would be glad to comment on it. Mr. Frank Tyboroski, representing the Matrix Group, stated that he met with this body before and proceeded to give a brief introduction of his team; Tom Williams of PBS&J, Ken Bleakly of Bleakly Advisory Group, Ortez Gude of Gude Management and Steve Labovitz of McKenna Long & Aldridge. Mr. Tyboroski said they were very excited to be part of the team and they have been asked to provide a Business Plan for the reuse and redevelopment of Fort McPherson and proceeded to give a brief summary of their proposal. Of all the tasks that they would address, he emphasized that the most important was to make the MPLRA successful. Mr. Tyboroski, stated he felt they were the right team because they had been through this process with the Board several times before, there was no need to ramp up because they were already up to speed and had the skills that the Board required. He added that they had been around the BRAC process a long, long time and knew how all these things work out.

Mr. Tyboroski introduced Ken Bleakly, of Bleakly Advisory Group and Mr. Bleakly spoke on the market analysis portion of the project. Mr. Frank Barton asked Mr. Bleakly if they plan to provide the LRA with two or three scenarios with different assumptions. Mr. Bleakly said yes and asked if Mr. Barton was referring to the term of the build-out. Mr. Barton said he was thinking in terms of the interest rate and because of the economy and the fact that the economic conditions in 2011 and 2012 are unknown. Mr. Barton asked if software would be provided to the LRA and Mr. Bleakly said yes it would be an Excel based program. Following Mr. Bleakly's presentation Mr. Steve Labovitz of McKenna Long & Aldridge spoke on investment/financial strategy. Mr. Labovitz stated that their part of the project is to help and assist in the finance, to look for and investigate what tools are out there. They want to be in the forefront, and that they have to have the ability to make help the MPLRA understand what it's going to take to make these kinds of incentives happen politically and economically and what you have to do as the LRA Board to make it happen and who you have to work with on the State level and in Washington to make it happen. Mr. Labovitz also stated that there are many legally traditional and non-traditional funding sources out there for projects such as this and from what he's been hearing 2011 is going to be "*heaven*" (*a much improved development environment*) again. He said there are a lot of initiatives, incentives and tax abatements again and different types of bargains out that will be available for this type of project and they will pull those together for the MPLRA. The presentation was concluded by Mr. Frank Tyboroski stating that their ultimate goal was to get a Business Plan to the Board which will be sort of a snapshot in time to help the MPLRA with the economic development and non-economic development conveyance parcels and, at the same time, they are trying to put together a living computer model. Mr. Kenneth DeLeon asked two questions:

1. The guiding principles where or how will they be referenced in this cost analysis?
2. Do you have any up dates for the TAD?

Mr. Labovitz response to the second question was that the TAD did pass. School boards can participate. However legislation is pending and there are some opponents trying to make it difficult for school boards to participate and his firm is working with a group on the legislation so that the school board can participate. He noted that school districts have always had the option of participation or non-participation. Mr. Richard Holmes asked if there is someone who is going to carry this to the legislation. Mr. Labovitz said yes. Chairman Ward asked did it pass by a significant margin. Mr. Labovitz said that it passed by 51/48. All the metro counties passed it with the exception of Cobb County. Ms. Khanna suggested that the selected team check in formally with the Board on assumptions, guiding principles and any current trends as they prepare this plan. Ken DeLeon also wanted to ensure that the



contractors allowed for and considered our guiding principles as they formulated their analysis. Chairman Ward said that the Board will need to be involved in this final activity to fully vet our principles and assumptions and not have the “tail wagging the dog”. He added that we should outline additional, if informal, meetings on our calendar to vet these principles and assumptions. Ayesha Khanna summarized that the Matrix Team needs to identify decision points and lift them out of the process so that the Board can clearly consider them. Richard Holmes commented that, as he read the calendar, it seemed that only one meeting was scheduled to review the progress of the consultant and that, for him, would be too much information to digest at a single meeting. It was generally agreed upon that more “vetting” meetings between Board Members and the Matrix Team were needed prior to the delivery date. Chairman Ward asked for the deadline date for the completion. Mr. Sprott stated that the RFP required the plan to be delivered by February 23, 2009. Mr. Barton asked Chairman Ward if they were trying to compress too much into little time. Chairman Ward stated he didn’t know that’s why he was asking. Mr. Barton stated that if you want to be involved and have an inter exchange between the consultants and yourselves and provide good feedback he (Mr. Barton) felt that it was awfully fast to get this done by the end of January and that he expressed this concern to Mr. Sprott to get this all done by the end of February. Mr. Barton said there’s a lot of thinking and thought that has to go into this and to keep in mind that you are not just dealing with your own 115 or 120 acres parcel that only just a third of all the property you have other Army parcels that are going to be bid out and what impact or influence is that going to have and this is an awfully short time to take all of this into consideration and to come up with a thoughtful product. Mr. Sprott responded by saying that the Board has a good head start by having the Operating and Infrastructure Analysis already done and that’s a major part of the overall task and the Business Plan represents the last portion of the task. He said that the timetable and deadline were inserted into the RFP to keep a level playing field for purposes of the bids and proposals. He added that the next step is to sit down and talk with the Matrix Team to determine a reasonable time frame and make sure they fully understand all of the requirements of the project. Mr. Sprott asked the Board if they would be available through the December for some informal meetings with or without a quorum. Mr. Barton stated that they could extend the current grant if they decided to lengthen the time period. Chairman Ward asked what kinds are buildings are we looking at once we get outside the 115 acres and what do we want the developers to look at. Mr. Tyboroski state that Matrix had worked on a very similar project in Colorado and that they held the developers hand. They knew what they were looking for in developing in what is a basically a similar bio-science medical type park as far as the infrastructure, the type of facilities, the type of access those types of things. Mr. Tyboroski emphasized they could bring that portion into place. Mr. Bleakly stated that during the Analysis their goal in the modeling process is to take the plan you have already developed is to test that plan in terms of marketing.

Chairman Ward called for the approval of the Matrix Design Group for the Business Plan Consultant and said that Mr. Sprott could address the scheduling of interim “vetting” meetings between the consultant, staff and the Board and the extension of the delivery deadline as a part of his negotiations with the Matrix Team. Commissioner Beatty made a motion to approve the selection of the Matrix Design Group, Inc. Team to provide the scope of work to the MPLRA and prepare a Business Plan for Fort McPherson as recommended by the Selection Subcommittee and to authorize the chairman or executive director to negotiate and execute a contract and amendments with the selected team. The motion was seconded by Richard Holmes. Approval was unanimous.

### **Announcements**

Chairman Ward welcomed all visitors and recounted a meeting that he had attended the week before. The event was a joint meeting of the Georgia Research Alliance and the Board of Regents of the

University System of Georgia. Chairman Ward commented that he was very pleased with the content of the meeting. It was essentially a meeting on the Fort McPherson project and featured a verbal report from Mr. James Meadows, a consultant from San Francisco, on the overall approach to development of the 115-acre Bio-Science parcel at Fort McPherson. Chairman Ward noted that Mr. Meadows “did his homework” and that the report was very positive. He said that Chancellor Errol Davis was very positive in his comments and, while acknowledging that he did not know the ultimate source of funding at that time, that the BOR is “determined to do the project.” Chairman Ward continued saying that it was interesting that it was a joint session that included all of the entities that would have a strong hand in getting the project done. As a member of the GRA, Mr. Ward said that the GRA is a very “important player”. He said that, given the opportunity to speak at this joint session, he emphasized that this is a project that will change the face of the State of Georgia. He said that the Governor has taken a personal interest and that timing was also very important. The transfer date of September 2011 is not that far away. He said that he indicated to the Chancellor that the LRA needed a letter of intent by the end of the year. He added that there was even an offer of a resolution by one of the BOR members but it was decided that the time was not appropriate. Another attendee, Mr. Pete McTier, was very encouraged and stated that the Center for Disease Control had taken a strong position on participating in the project. Chairman Ward continued his review of Mr. Meadow’s report saying that he cited an interesting fact that over the last several BRAC closures, five communities had decided to pursue a Bio-Science or similar development of the closed military facilities – four were successful and one was a failure. He added that, of the four successful redevelopments, all had a common factor. They each included a core of a medical/clinical treatment facility. Mr. Meadows believed the CDC involvement in the Fort McPherson project would serve that purpose for this development. He closed his comments on the joint meeting saying that the consultant’s concept had four tiers (1) the Georgia Research Alliance, (2) the Governor’s Office, (3) the Board of Regents, and (4) the Center for Disease Control and that we were moving in the right direction.

**Item No.9 2009 Board Meeting Schedule:**

Mr. Sprott stated that at the October Board meeting the Board approved a time change to start future Board meetings a half-hour earlier at 1:00 in the afternoon and that a list of dates for the Calendar Year 2009 has been posted in the handout for the Board members to review. Mr. Sprott said that it was not necessary to vote on it, he just wanted to make sure that everyone was okay with the dates for next year. He asked that the Board Members pencil in the dates on their calendars and each meeting date will be confirmed during a meeting that precedes that date. There was general consensus to accept the tentative dates.

**Adjournment:**

Following a motion to adjourn and a second, approval was unanimous. The meeting was adjourned at approximately 2:49 p.m.

**Recorded By:**

  
Sandra Tennyson  
Executive Assistant

1/13/09  
Date

Approved By:



# ***McPherson Planning Local Redevelopment Authority***

Board of Directors Meeting

January 13, 2009

Minutes

A meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, January 13, 2009, at the Atlanta Development Authority at 86 Pryor Street SW, Suite 300, Atlanta, Georgia 30303.

## **Board Members:**

Felker Ward, Jr., Chairman

Richard L. Holmes

David Todd, Jr.

Ayesha Khanna

Kenneth Deleon

Mayor Joseph Macon

## **State and City Officials:**

Ralph A. Long, State Representative

State Senator Vincent Fort

Leslie Moye, Ofc. Of Council Member Joyce Sheperd,  
City of Atlanta

Kristina Garcia, Ofc. Of Council Member Joyce Sheperd

Darryl Hicks, Fulton County Commissioners' Ofc.

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

Jack Sprott, MPLRA

Sandra Tennyson, MPLRA

Kristen Denius, City of Atlanta, Assistant City Attorney

Frank Barton, DOD/OEA

Gen. Phil Browning, U.S. Army, Retired

Michelynn G. Carellas, US Army, BRAC Coordinator

William (Bill) J. O'Donnell, II, Dept., of the Army, Program Manager

## **Guests:**

Dan Schnepf, Matrix

Eric Smith, Matrix

Frank Tyboroski, Matrix

Ken Bleakly, Bleakly Advisory Group

Willie Palmer, GA Power

Bob Tritt, McKenna Long & Aldridge

Tom Williams, PBS&J

Sheri Torres, HomeVestors

Scott Friedman, Hone Vestors

Cynthia Easley, GA DCA

Aaron Townsend, Georgia Stand-Up

Ken Haldin

Jason Sullivan, Chris Kids

Melissa Conrad, Georgia Stand-Up

Chairman Ward called the meeting to order at approximately 1:06 p.m.

**Approval of Minutes:**

Chairman Ward called for the approval of the November 18, 2008 minutes. Richard Holmes made a motion to approve, seconded by David Todd. Approval was unanimous.

**Approval of Agenda:**

The agenda was approved by acclamation.

**Regular Session:**

**Item No.5 Independent Audit of 2007 Financial Statements:**

Mr. Sprott stated that at its November 13, 2007 meeting the Board approved the selection of the firm of Mauldin & Jenkins to prepare an Independent Audit for the 2006 calendar year. The 2006 Independent Audit Report was prepared and submitted to the Board at the October 2008 meeting. The 2006 Audit contained recommendations that were addressed and approved at the November 18 Board meeting. At our request, Mauldin and Jenkins submitted an engagement letter to provide an Independent Audit for the calendar year. Mr. Sprott stated that he was told by Doug Moses, the auditor, that because the income from the 2007 grant from OEA was greater than \$500,000 that we must perform what's called a single audit with a price no greater than \$19,500.00. OEA has approved the grant of \$20,000.00 to pay for the audit and has approved the extension of our 2006 grant as well as the 2009 grant.

Chairman Ward asked where the price of the single audit was written in the enclosed letter from Mauldin & Jenkins and Mr. Sprott stated that it was located on page 6, 2<sup>nd</sup> paragraph. Ayesha Khanna asked if the audit was done separately from that of ADA and Mr. Sprott said yes. Mr. Sprott stated that he would be asking for an increase for the 2009 grant to cover the additional cost of a 2008 audit. David Todd asked if we would be doing 2007 & 2008 at the same time and Mr. Sprott said that we would begin the 2007 audit first and then start the 2008 audit at some point in the process.

**Approval of Item No. 5**

Richard Holmes made a motion to approve the engagement of Mauldin & Jenkins to prepare the Independent Audit Reports for the 2007 calendar year and to authorize the chairman or executive director to execute all contracts and amendments. It was seconded by Chairman Ward. Approval was unanimous.

**Item No.6 Business Plan Forum:**

Mr. Sprott stated that Dan Schnepf and his team from Matrix Design Group, Inc., were here to help explain the Business Plan process and to begin their interaction with the Board. Beginning with the "Big Picture", Mr. Sprott stated that the overall concept for the disposition of property at Fort McPherson is to layout the Business Plan and submit an EDC application to the Army for the Bio- Science Parcel. He referenced the map of Fort McPherson and the highlighted pink area as the general area of the Bio- Science Parcel. He added that we would also obtain ownership of the green space either through set

asides or a Public Benefit Conveyance. We would control the overall development with zoning and a development agreement, which would include the public sale of the balance of the property to private developers. He said that the EDC application must include a Business Plan and essentially half of the Business Plan has already been submitted which was the Cost Analysis of the Infrastructure, a large component of the Business Plan. What remains to complete the plan is to prepare a detailed development timeline that includes proposed phasing and cash flow analysis for all marketing districts; analysis of the market and the prospects for redeveloping the total property in accordance with the Land Use Plan and preparation of a detailed investment and financing strategy the includes both the private and public sectors. The Business Plan will supplement, complement and complete this work by inserting the appropriate marketing, financial and revenue data to arrive at a discounted cash flow value estimate for all marketing districts and parcels.

Mr. Sprott stated that at the request of the Board, Matrix Design was asked to schedule several forums to allow for open discussions and strategic decision making related to the Business Plan and EDC Application. Matrix has agreed to 4 sessions between January and April with the first session beginning today, January 13, 2009, and then February 24<sup>th</sup>, March 31<sup>st</sup> and April 14<sup>th</sup>.

Mr. Sprott stated that, for reference, the Redevelopment Guidelines established earlier by the Board had been inserted in the meeting package. He also asked the Board to examine a document entitled "The Crossroads Institute for Global Health" stating that it had been produced and distributed by the Georgia Research Alliance. He commented that the Board could "fill in the blanks with Fort McPherson", because he felt that the report was written with Fort McPherson in mind. He referenced page 3 of the booklet, which suggested "creating a complex to house the Institute will be one of the first tangible components of the development framework. The complex will provide laboratory, manufacturing and office accommodations for university sponsored research teams, embedded industry research teams, contract manufacturing, nonprofit organizations, economic development teams, business development resources and venture capital sources." Mr. Sprott then referenced page 8 which he stated goes through the elements of the optimum site for the institute and once again he reiterated that, in his opinion, all that was needed was to insert "McPherson" in the blanks. Chairman Ward stated that the timeline for the development of this Institute coincides beautifully with our timeline and that 2011 is when they plan to start this complex and they are doing some things in 2009 and 2010 and he agrees with Mr. Sprott that they clearly had Fort McPherson in mind.

Kenneth Deleon asked Mr. Sprott who was the document distributed to and Chairman Ward said he didn't know the answer to that but that it was pretty much a free floating document. Mr. Barton asked how long had this been around and what was the job generating potential. Mr. Sprott stated that the concept was proposed to the MPLRA during the Notice of Interest process in 2006. Chairman Ward interjected and stated that the study that was done by McKenzie and Company that was engaged by the Georgia Research Alliance to do an overall study and this document is part of the study.

Mr. Sprott then proceeded to introduce Dan Schnepf of the Matrix Design Group:

**Parcelization Approach:**

Mr. Schnepf stated that he wanted to thank the Board and all who were involved in the selection and that they were very pleased to be here. Mr. Schnepf stated that he wanted to start off by talking about five existing parks, Massachusetts Institute of Technology, The Mayo Clinic, Loma Linda Medical Center, Fitzsimmons Army Medical Center and Fort McPherson and they all have different attributes some may

be better and in some cases not so good. Mr. Schnepf stated that before he went any further he wanted to introduce other members of the team outside of the Matrix Design Group, Ken Bleakly, of Bleakly Advisory Group, Tom Williams of PBS&J, and Bob Tritt, of McKenna Long & Aldridge.

Mr. Schnepf referenced the PowerPoint presentation in the handout and spoke about Parcelization Approach and that his reason for using this approach was because the Federal Government was leaning more on public sale of Federal property rather than looking for other type of transfers. He stated that, as the Business Plan is developed, they want to be able to take advantage of whatever comes with the new administration. He also stated that when you look at the Implementation phase, creating jobs and a new economy you then are going to look at your principle nest egg or your golden nest egg as the most important thing that you have which is the economic development and that they are looking at approximately a hundred or hundred and fifty acres for this anchor property or "nest egg." He stated that as they got into the presentation and talked about this that they were going to ask questions and would challenge the size of the footprint. Is this enough acreage, is it the right amount, does it fit into the right place and are there other things you might want to try and do with the acreage? He also spoke about the open space and amenities and how that could contribute to the economics of the Business Plan. He mentioned, for example, tax credits. The housing arena is another area that he was looking at and Mr. Schnepf said that he spoke with Ken Bleakly who said that there was approximately 148,000 lots available in Metro Atlanta and that would be an absorption rate of approximately 35 years (given the present rate). Mr. Schnepf said that in looking into their plan to build some residential that they would have to be careful about how that fits into the economic plan and whether or not that's a viable use in the future. He stated that when you get into the Bio-Science content that there are some very integrated housing techniques that are used and you can visit any of the Bio-Science Parks that he mentioned earlier on to see how they built housing that's supporting the jobs and people that are working at that site.

Representative Ralph Long asked how we can showcase this as a positive. Mr. Schnepf stated that when the Business Plan is complete then you market the components that "sizzle" behind the revitalization.

Richard Holmes asked for clarity of the 35 years absorption rate and what it was based on, Ken Bleakly said it was based on December "08" rate.

David Todd stated that if you focused on the industry the housing will follow.

Jack Sprott inquired as to the normal absorption rate in a typical year. Mr. Bleakly said about 55,000 units a year.

Mayor Macon stated his concern about the over abundance of dilapidated and unused housing around the area of Fort McPherson and the need to provide a stronger business model to focus more on an economic generator to create jobs. He outlined the need to go out to surrounding neighborhoods to redevelop housing stock that is already in need of redevelopment and this could increase the value of the property being more commercial or industrialized and you can benefit the properties that are outside of this TAD and increase the value of these taxable properties and everybody can share the economic benefit. He suggested that building new houses on this property may not be a good idea because there's so much on the outside that needs to be developed.

Mr. Barton suggested that they take another look at the housing market projection over the next 3 to 5 years and try to identify your target what price point breaks there are that are going to in demand or not in demand and then decide about the three housing areas and what's going to go there.

David Todd asked about the size of the Fitzsimmons development. Mr. Schnepf stated that it was 211 acres. Mr. Todd also wanted to know if this included the hospital and Mr. Schnepf said yes it included the children's hospital and two university hospitals.

### **Implementation Challenges:**

Mr. Schnepf stated that the University is in the business of educating and you have to ask the question who has primacy and the implementing LRA should have primacy. He identified the importance of identifying the responsible decision-making party for the University in the region because of the constant changes that would come about under the entity managing the transformation and someone would have to be able to make those decisions. He added that as they do their Business Plan they would want to get with that consortium.

He stated that a partnership will have to be formed and that he knew CDC has a big interest in the site and they could be an integrated use with the Bio-Science Park. He recommended focusing on a term of 20 years for the redevelopment due to the changing economy, a developer who will be here for the long haul.

Ken DeLeon asked if the Bio-Science doesn't workout will they have to put another Business Plan together as a back up. He said that he wanted to make sure that we are not putting all of our eggs in one basket. Mr. Schnepf said that several scenarios would be presented in the Business Plan and that economic engine would be created through the EDC and that there will be other types of business developments.

Ayesha Khanna asked if it is appropriate to check in with the Guidelines as we go through some of the test assumptions and should we develop various scenarios including entities such as CDC, State Board and Research Alliance. She asked if it is our strategy to engage them at some point. Mr. Schnepf said he has seen it work both way you can set a workshop/focus group or you run multi business pro-formas to get to the end game and start your marketing and implementation. He added that you can also start workshops as you build your business plan or if you are concerned that you may get more interest than you can handle than you may want to hold off until you get to the end.

### **The Bio Science Development:**

Mr. Schnepf described the nature of a Bio-Science Park Development. He said that there was a principle range of development that occurs during a typical Bio-Science Park. Those ranges include the center, the Research, which is the focus of the Bio-Science Park. The next ring is the Education, the place where the students go and eventually where the doctors come who represent the heart of the Bio-Science Park, depending on how many universities you have and what their needs are for education and training. He stated that he has heard that there would be one or two universities and as many as six universities that could participate. He stated that it would be hard to put six independent universities in one location and meet all of their needs. Two to three universities might work.



Richard Holmes asked if that was competing interest or collateral interest. Mr. Schnepf said that it could be both.

David Todd asked if we had incorporated Emory and Georgia Tech in this process to get their feedback.

Chairman Ward said absolutely yes.

Kenneth DeLeon asked how did they originally come up with the 115 acres and Mr. Sprott said they looked at different sites around the country, one being M.I.T., the size and the critical mass that was needed and what they had in the proposal was modeled to fit within that range.

Mr. Schnepf continued describing the development “rings” saying that the Incubator Industries typically follows the education and research they typically want to be a quarter of a mile away from the research center because the “smart doctor” has gotten his idea and worked on it with another university at the site and he wants to be able to come to a building that’s somewhere close to that research center where he can start producing that mechanical heart or whatever it may be. He added that the pharmaceutical companies and bio medicine companies such as McNeal and Pfizer are where you get your sponsorships. They tie into the medicine saying that it’s a great idea and they begin to build production facilities close to the facility. He said that the warehousing and transshipment is really not specific to medicine and it can be five miles away from the site. The warehousing industries take the orders and ship them out by truck, train airplane, etc., and this where you also get a variation of workers from the highest level PHD’s to the truck driver taking the heart from one place to another. He stated that this site was primed for this idea with the airport within five miles and all of the stranded warehouses facilities that could be encumbered. He added that we also have the rail which is ideal for this plan.

Kenneth DeLeon stated that the City of East Point already has some attractive possibilities right outside the fence for the industry that Mr. Schnepf was referring to.

#### **Development Agreement:**

Mr. Schnepf stated as the master developer you could “set aside” the specific needs addressed. An example would be for the Army, as part of the purchase deal agreement, to, for example, demolish some buildings and that cost would be covered in the sale of the property and that’s idea behind the Developer’s Agreement. He added that you can get public works addressed, you can get certain types of environmental constraints cleaned up on the site even away from the sale parcel, you can get demolition done and you can even fund impact fees. Mr. Schnepf emphasized that the zoning requirements and design guidelines are important elements of the development agreement. The community (master developer) needs to control the rights.

Mr. Schnepf asked Jack Sprott if he had assembled a list of set-asides and Mr. Sprott responded that he had developed a list with legal counsel and that some community needs had also been specified in the Implementing LRA legislation by Senator Vincent Fort. These needs were home improvement funding for neighborhood properties, job training and tax abatement. Mr. Schnepf stated that you can’t make a developer tie his sale to job creation or say to him you must create a thousand jobs by the year so and so but you could agree to some type of training and a business plan.

Mr. Browning asked Mr. Schnepf if the Development Agreement is a part of the Business Plan. Mr. Schnepf said no, it's linked to it but that Mr. Sprott had asked that Matrix coordinate and assist with the preparation of the Development Agreement as a part of its services.

Senator Fort stated that the tax abatement was now secondary to him, but his concern now was for job opportunities for residents in the local community, job training for the residents and secondly home revitalization. He stated that he would also like to see the MPLRA Board create a subcommittee to look at the economic development challenges associated with the Fort McPherson Redevelopment, especially communities outside of the gate. Mr. Schnepf stated that the Army has what is known as the Land exchange program as a tool to be considered during the implementation process. He stated that the Army is funding development activities and sometimes they ask, through a public/private partnership, for the developer to build a training center or other amenity in a separate area that has experienced base closure in exchange for some other value such as land in an area experiencing military growth.

Ayesha Khanna asked about the zoning timeline and when it should get started. Mr. Sprott stated that at the last meeting that Mayor Franklin attended she said to get started now and that he has had preliminary discussions with zoning officials. He stated that we need to get them involved and they need to get started on the zoning process to reflect the Reuse Plan.

Mr. Schnepf interjected by saying that the City of Denver actually created a home rezoning code for business because of the working of the economy and they wanted to make sure they could achieve a live/work space in the business district because they didn't have a specific zone for that, so he suggested that the MPLRA may want to have a zone variance adjustment. Mr. Sprott stated that Atlanta had some pretty good zoning categories established.

David Todd stated that he likes some of the things that Senator Fort brought up but, from a developer point of view, it says that there's partnership opportunity here but we need to be careful about burdening the developer with the requirement that the he has to do A, B,C, D and F where everyone is doing different things and no one is working together to make sure the project is getting done. In other words, you are trying to tell the developer how it should look – saying to him, "you take your money and get it done." He added that he believes that's why DeKalb County is having a problem. Mr. Todd said he wants to make it possible for anyone who wants to be a part of this can be, and letting them know this is where we are versus here's what you ought to do!

Mr. Schnepf said that the Business Plan will cover the encumbrances that Mr. Todd is concerned about by showing the cost, feasibility and consequences of each set-aside. Mr. Sprott stated that the mechanics of the deal are that the LRA will define and value all of the set-asides and encumbrances, define what we require from the deal, establish the zoning, establish what the developer is expected to do, establish what the LRA, City and State are each expected to do and then the developer will come in with a formal bid to the Army. The developer will analyze all of the conditions and requirements, do his math, determine what the deal is worth and will bid, or not bid, on the property.

Senator Fort stated that the Development Agreement should include how the developer is going to achieve goals and satisfy the laws that were passed by the State. Chairman Ward stated that the plan should get the job done within the spirit of the law.

Mayor Macon stated that we have to quantify exactly what that is and then objectify it. He wants it to be clear that when the Development Agreement is finalized and the developer agrees to do A, B and C there should be a mechanism to assess whether those conditions are met, including the community aspects. Mayor Macon stated that he wants to be able to say that he lived up to the spirit of the agreement and have objective proof. He said that setting the expectations *now* of exactly what we are looking for and what this development can be is paramount and if we don't do it now we are looking for trouble down the road when it comes to implementation.

#### **Environmental Impact to Transfer:**

Mr. Schnepf stated that this is one area they are not very comfortable in because they have not been invited in to see, touch, feel access and analyze the environmental restraints.

#### **Negotiation Requirements:**

Mr. Sprott stated for clarification that new legislation has been written and proposed on a no-cost conveyance. If the legislation passes, obviously it will benefit this project but, for now, we are continuing to pursue the Business Plan and the EDC Application. The value is what it is and the Bio Science Center and other usage may enhance the value of the property that the Army wants to sell. This enhancement will be negotiated as a consideration in the purchase price and not necessarily an enhancement to the value as-is of the Bio-Science Parcel.

Mr. Schnepf said that additional value created by zoning was significant.

Mr. Kenneth DeLeon asked, Mr. Sprott if they should wait for the new administration to take over to find out if that's an option to take and to find out if it will affect the overall Business Plan. Mr. Sprott stated we will the Business Plan done by early May or April and that we will probably see the hand writing on the wall by then and that we will follow the same process regardless and just keep our options open.

Mr. Sprott stated that Fort Monroe's Director is asking the City and State for ninety-six million dollars in infrastructure money from the new legislation the Obama Administration and asked the question - why not us? Mr. Schnepf stated that, while worthy of consideration, the usage was different and he went to explain why because Fort McPherson did not have a reversion of property.

Mr. Schnepf stated that this negotiation will require a very refined final Business Plan pro-forma and as the master developer you will have multi-integrations and you will go with you're best scenario to the negotiation table it will include all of these things the cost to cure impacts, caretaker costs and operational costs and you have to prove that your are solid and survivable and you got success and that you are technical capable of doing the work and managing it.

Mr. Sprott asked is the inclusion of the caretaker cost assumed a late transfer of the property. Mr. Schnepf stated he put it up there because of the 2011 date. Mr. William O'Donnell stated that transfer could be twenty five years from now and that he has installations personally that he has worked with environmental cleanups and there's a tendency to confuse the two points and there's a significant difference between closure base mandated by law and the transfer date which is something that can happen many years into the future.

### **Development of the Business Plan:**

Mr. Schnepf stated that this is a repeat of some information that they did the last time they presented it in their scope. These are components that they were asked to look into, type of existing TAD's that are available the up and down side of the financial. They would look into the cost allocation model, the operation plan which they have not yet integrated into the Business Plan. Mr. Schnepf also stated that they have to do the financial plan and the investment model and the business plan implementation program.

### **Infrastructure Master Plan & Cost Model:**

Mr. Ken Bleakly spoke on the financial plan and stated that a couple of years ago the City took the lead on getting the Tax Allocation District put in along the Campbellton Road including all of Fort McPherson and where they are now is getting the County and School Board to commit their millage and their dollars to the TAD. The legislative session ends in March and hopefully the TAD referendum will be ratified by the legislature. He added that the plan is in the Spring of 2009 to have the school districts on board to complete the negotiations and that the great news is that we aren't going to do anything until 2011 and all that magnetism should be put in place. Mr. Bleakly stated that TAD had its own rules and that govern how they are applied and some of the issues that are discussed, affordable housing and other things are components of those and we have to look at how we are going to use the TAD. He emphasized that the TAD is a tremendous asset to have in place for Fort McPherson.

Mr. Bleakly stated that the State/Federal Funds. TAD and the CID's were all awesome to have and that zoning was the key. Mayor Macon agreed and stated that the CID's going hand in hand with TAD was perfect for this area especially where you may need increased security and visible presence without having that aspect placed on the City to provide that for this and it really brings that development together with the surrounding area. As you are trying to attract business entities to come here you can say it's a safe place to come look at all the security, the lighting and everything that's being paid for by that district it really adds to it.

Mr. Kenneth Deleon stated that on the southeast corridor of Fort McPherson that there's a huge TAD already included and his question was would that be a competing factor or would that be something that be a good thing or somewhere down the road be a hindrance to the development.

Mr. Bleakly stated that should be a collaborate effort between both cities.

Mr. Browning asked if the banking business was aware of what was going on so that when the time came they would be ready to offer financing to support the development effort here because as incubator business start up they are probably going to need financing . Chairman Ward said yes, that financing should be readily available.

Chairman Ward asked Senator Fort if there is a sponsor for the TAD legislation, whatever TAD legislation is needed at this time to get around the Supreme Court Ruling and if he had an idea if there's a conference letter. Senator Fort said he didn't know.

### **Investment/Financing Strategy:**

Mr. Bleakly stated that here is where we look at project base incentives - things that generate from the development itself that will offset some of the development cost. The second tier is to look at the local resources when we have exhausted what the two cities can do and what do we see at the State level as potential enhancements to the project. Georgia doesn't have a long track record on doing these kinds of facilities and we should try to be innovative and suggest some ways for State involvement and the obvious way would be through the Bio-Tech. Mr. Bleakly stated that we should look at LCI funding.

Mayor Macon stated that the City of East Point and College Park has already done an LCI Study going through the corridor and it was natural to include Fort McPherson in that and also had conversation with DOT about the commuter rail line that's picking up a lot of steam and that we are slated to get a platform and we are going to be trying to convert a platform to a station and there's a lot of synergy there with the LCI that we really need to buy into to keep the overall look the whole development throughout both cities and the development consistent.

Mr. Richard Todd asked is possible that we can get some type of East Point overlay. Mayor Macon said yes and that he would get a copy of the LCI Report to Mr. Sprott and that he would also speak to Mayor Longino of College Park for a copy of their LCI Report to go along with that and that the City of East Point TAD had already been approved by Fulton County.

Ayesha Khanna stated that she wanted to make it clear that the Board needs to be presented with key questions and clarity on the decision points that we (The Board) need to make that we need to vote or have definite discussions around. She believes that would be very helpful and to also be clear about the major leverage points. Chairman Ward agreed.

Chairman Ward asked if there were any more questions.

Chairman Ward stated that the next meeting would be February 24, 2009 at 1:00 PM.

Ms. Ayesha Khanna asked do we need to make any formal decision about the key partners involved. Chairman Ward stated that he didn't think we knew that yet.

Ms. Ayesha Khanna also asked when the earliest it might be for the implementation LRA to be established. Mr. Sprott stated that money-wise he had asked for an extension for this grant so that they could complete this work with Matrix until May. Mr. Barton said you could have the implementation LRA's put up before then and finish up the grant with the planning LRA and pick up with the implementation. Chairman Ward asked if they wanted to do it before the General Assembly finished or did they want to do it after.

Mr. Browning stated that personally until the EDC application is ready to submit and not before because he couldn't imagine a new group coming in and starting all over again.

Mr. David Todd asked if it's fair (to the new MILRA), if it's all new players, that's' the question.

Chairman Ward said he doesn't think there will be all new players but that his point is important.

**Announcements:**

Chairman Ward welcomed all visitors and asked for first time visitors to introduce themselves.

Chairman Ward introduced Representative Ralph Long and stated that for those who were not aware that the Implementation Legislation mandates two positions, one is the Georgia State Representative for the district for the which it's located in and that's Ralph Long and the Senate District and that's Vincent Fort so they will either be on the Implementing Authority or they will designate an appointee.

**Adjournment:**

Mayor Macon made a motion to adjourn seconded by Chairman Ward and the approval was unanimous. The meeting was adjourned at approximately 3:35 p.m.

**Recorded By:**

  
Sandra Tennyson  
Executive Assistant

3/31/09  
Date

**Approved By:**



# ***McPherson Planning Local Redevelopment Authority***

Board of Directors Meeting

February 24, 2009

Minutes

A meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, February 24, 2009, at the Atlanta Development Authority at 86 Pryor Street SW, Suite 300, Atlanta, Georgia 30303.

## **Board Members:**

Felker Ward, Jr., Chairman

Richard L. Holmes

Ayesha Khanna

Mayor Joseph Macon

Kenneth DeLeon (by phone)

## **State and City Officials:**

Ralph A. Long, State Representative

Greg Pridgeon, Mayor's City of Atlanta

Kristina Garcia, Ofc. Of Council Member Joyce Sheperd

Darryl Hicks, Fulton County Commissioners' Ofc.

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

Jack Sprott, MPLRA

Sandra Tennyson, MPLRA

Kristen Denius, City of Atlanta, Assistant City Attorney

Frank Barton, DOD/OEA

Gen. Phil Browning, U.S. Army, Retired

Michelynn G. Carellas, US Army, BRAC Coordinator

Lisa Keeling, ACSIM, HQDA

## **Guest**

Ted Tarantino, MARTA

Jeff Kling, Insite. Sol.

Jason Sullivan, Chris Kids

Aaron Townsend, Georgia Stand-Up

T Butler,

Sam Battle, Matrix 3D

Frank Tyboroski, Matrix Design

Ken Bleakly, Bleakly Advisory Group

Gary Mongeon, Bleakly Advisory Group

Tom Williams, PBS&J

Alan Travis, Board of Regents

Chairman Ward called the meeting to order at approximately 12:58 p.m. A quorum was not present and it was decided to go forward with the agenda items that did not require a vote by the Board. Mr. Sprott informed the Board that David Knisely, the MPLRA's attorney and Dan Schnepf of Matrix would be joining in on the meeting via conference call. Chairman Ward stated that even though we were not

going to approve the Minutes at this time he asked if anyone had any corrections to the Minutes. No corrections were offered.

#### **Announcements:**

Mr. Sprott stated that, in regard to the updates on the HUD approval, all the documents have been done and re-done and HUD seemed to be fine with everything that has been done. What remains is a legal opinion and there seems to be some wrestling with the verbiage of the legal opinion that will come from our attorneys. Mr. Sprott stated he has asked David Knisely to speak with HUD in order to put a conditional approval based on setting the LRA in place. If not we just have to add certain language to the executive order so that we can move forward with it. Mr. Sprott stated that he spoke with Mayor Macon and that his list is coming along nicely and that he needs to speak with Greg Pridgeon of Mayor's Franklin office but he believes that they are coming along with their list as well. Darryl Hicks of Commissioner Eaves' office stated that they have a resolution that will be going before the next board meeting in reference to them acquiring their list of nominees. Mr. Sprott also stated that he met with James Shelby, head of the Planning and Zoning Department with the City of Atlanta, and that they were preparing to get the property zoned and that there is a cost involved with the City and that he was going to seek assistance from OEA to help with the funding for the zoning. Mr. Sprott stated that he and Kenneth DeLeon went to the ADC conference in San Antonio, Texas where they met with Deputy Secretary of the Army Joe Calcara and Mark Jones and that he gave them an update on what was transpiring with all of the issues. He stated that the Army likes where we were going with our win-win scenario and they are supportive of our efforts and are now up to date with our progress.

#### **Approval of Minutes:**

Mr. Sprott conference-called Mr. Kenneth DeLeon believing that a quorum could be achieved. However, after reviewing the bylaws, it was determined that a quorum was not in attendance. A majority of non-ex-officio members was required and only four of the required five members were present. Chairman Ward called for the approval of the January 13, 2009 Minutes and the Agenda but the motion will need to be repeated at the March 31 Board meeting for official approval.

#### **Regular Session: Item 5 Business Plan Forum #2:**

Mr. Sprott stated that today's meeting was the 2<sup>nd</sup> forum of the Business Plan and that Frank Tyboroski, representing Matrix, Ken Bleakly and Gary Mongeon, representing the Bleakly Advisory Group and Tom Williams, representing PBS&J were here today to update the Board on the Business Plan and that Dan Schnepf with Matrix and David Knisely of Garrity And Knisely would be joining us via conference call. Mr. Sprott also introduced Lisa Keeling with the BRAC Office in Washington, DC explaining that Lisa will be replacing William (Bill) O'Donnell.

Mr. Frank Tyboroski stated that he was representing Matrix, along with Ken and Gary of Bleakly Advisory Group, Gude and McKenna Long & Aldridge who are participants in putting this Business Plan together, Mr. Tyboroski stated that the Board had requested a monthly report on updates of the Business Plan. Mr. Tyboroski apologized for the last minute delivery of the slide presentation and promised to do better in the future. Mr. Tyboroski stated that today he was going to briefly discuss the progress to date, market conditions and assessment, results of the February 3<sup>rd</sup> working group, potential financing mechanisms and potential OEA projects. Mr. Tyboroski stated the on February 3, 2009, Ken and Gary of Bleakly Advisory Group came out to Colorado to discuss the Business Plan and that he took them on a



tour of the Fitzsimmons and the Stapleton facility. He stated that Mr. Sprott had sent him a list of some projects that could possibly be funded by OEA. Mr. Richard Holmes asked if the funding would be coming from the City. Mr. Tyboroski said the funding would come from the State. Mr. Tyboroski asked everyone to refer to their handout as he went over the PowerPoint presentation. He reiterated that their meetings are coordinated with the Board's meeting with the final delivery to be on April 15<sup>th</sup>. He stated that the key anchor to the Bio- Science Park is the educational component. Mr. Sprott interjected by saying that the Chancellor of the Board of Regents, Mike Cassidy head of the Georgia Research Alliance and Pete McTier, representing the Governor's Office met with representatives from CDC and that CDC is still very much interested in continuing their participation in this and has asked to have tours set up to visit Fort McPherson.

Mr. Tyboroski spoke on the four components for a successful Bio-Science Center. Mr. Schnepf spoke on the success of the incubator process and referenced the success of the Fitzsimmons Park. Mr. Richard Holmes asked if the same template used for the Fitzsimmons Park was being used for Fort McPherson. Mr. Tyboroski said that it was very similar. Mr. Schnepf interjected by stating these are basic principles that are used when putting a Bio-Science park in place. Mr. Sprott stated that the Fitzsimmons Bio-Science Park had the commitment of the University and then the ball started to roll from there and he asked Mr. Schnepf if that was correct. Mr. Schnepf said absolutely.

Mr. Tyboroski stated that they wanted to keep a reduction in the family housing in reference to Mr. Bleakly's forecast of 20 to 40 years. Mr. Richard Holmes asked about the timeframe. Mr. Bleakly said that most of our forecast is 20 years and Mr. Sprott said that's the way they want to keep it. Mr. Barton asked in reference to the incubator state was he speaking of one company occupying one building or many companies in one building. Mr. Schnepf stated that it was the latter and that it was a building where they share the lab space and suites - very specific and they have rotational pedestrian patterns. The companies share the building and once their research is good they leave the incubator building and move into their own building on the site.

Mr. Barton asked if we needed to do a cost benefit or a business plan for a hypothetical business incubator facility. Mr. Schnepf said yes and that they could use the first draft building that they did of the Fitzsimmons Park. Mr. Sprott stated that need to look at basically these concepts because of the campuses and infrastructure that they require and that we don't have to recreate the building on paper that's not apart of our Business Plan. Mr. Schnepf said yes he was right.

Mr. Tyboroski then went on to discuss the educational campus and vocational campus and Ms. Ayesha Khanna asked if this model was new and Mr. Tyboroski said no that it would be an expansion to the existing educational system in Georgia.

Mr. Gary Mongeon then began his presentation on the Economic Overview and asked the Board to follow along. He began by discussing the Reuse Plan and the economic forecast for Atlanta. Mr. Holmes asked Mr. Mongeon what his time horizon was. Mr. Mongeon said two to three years. Mr. Holmes also asked about the absorption rate. Mr. Sprott stated that they are not dictating what's going to happen they were looking at the economy at that time. Mr. Holmes asked if the prior slide, showing the commercial development - could that be more of a driver initially as opposed to renovation component. Mr. Holmes went on to state that job creation was essential in order to transforming the community. Mr. Mongeon acknowledged that they realized that the jobs came first and the housing followed. Mr. Schnepf stated that you have to prove to the Army that you can own, operate and maintain a facility without a subsidy.

Chairman Ward stated that this plan must create a magnet, whether it's with option 1, option 2 or a combination. Mr. Mongeon replied that you will see in the numbers that the magnet is incorporated in the plan.

Mr. Mongeon stated that Georgia's job losses and unemployment rate was above the National average for the first time in two decades. Ms. Ayesha Khanna asked what was behind the high unemployment rate in Georgia. Mr. Mongeon stated that when housing is down then unemployment is down.

Ken Bleakly spoke on the Industrial and Retail aspect and asked the Board to follow along and he elaborated in detail. Ms. Khanna asked does this assume that we are competing in a market within five miles and how do we build this in. She also asked if we were looking at new markets and Mr. Bleakly replied that we are looking to capture from outside of the market. Mr. Barton asked if there was any consideration for holding land in reserve and then come out later for development. Mr. Bleakly said yes, and added that we are going to have to create a market. Mayor Macon said that we don't have any investments in the south corridor they tend to travel north. He added that they must have jobs to come in to use the power and the water.

Mr. Bleakly spoke about option # 2 and Ms. Khanna asked if they had dropped the educational aspect and Mr. Bleakly said no. Mr. Holmes stated that we must follow the original vision/plan. Representative Ralph Long wanted to know who was going to market the sale of the parcel. Mr. Sprott stated that the Army will conduct the public sale but that the new Implementing LRA would market portions of the Bio-Science Center. Mr. Bleakly asked if there was any concern in reference to the macroeconomic forecast assumption. Mr. Holmes asked how the Moody Report compares to the ARC. Mr. Bleakly said that they are using the Georgia State Model. Mr. Holmes asked if they were consistent with what you have here and Mr. Bleakly said yes.

Mayor Macon stated that it is economic development that will bring this project together and that Fort McPherson comes in and brings the jobs and that East Point already has it's TAD'S and that he wants the outside to start getting ready because once that happens everything else will come together. Representative Long asked when the Implementing LRA would begin its work. Mr. Sprott said this summer. Mr. Bleakly spoke about the funding requirements for the success of the Fort McPherson Business Plan, stating that the biggest asset was the Campbellton Road TAD and hoping that the Board of Education would be on board soon because they represent 55% of the funding. Mr. Bleakly referenced the handout for the Board and asked everyone to follow along with him as he explained his presentation.

Mr. Sprott asked if City Council could bring up the idea to create an Opportunity Zone or Enterprise Zone at Fort McPherson. Mr. Bleakly stated that the negative side would be an increase tax usage. Mr. Bleakly stated that they would come back at the end of March with the outcome of the model from different scenarios, funding and acreage. Ms. Khanna asked if they could give them an idea of what would be discussed when they came back to the next meeting and Mr. Bleakly said that he could.

Mr. Tom Williams of PBS&J was introduced and Mr. Sprott asked Mr. Williams to explain OEA Projects. Mr. Williams stated that he believed this was exclusively stimulus money and asked Mr. Barton for clarification and Mr. Barton said that it could be or it could be a different source of funding and that the funding had not been identified. Mr. Schnepf stated that the Army is looking for shovel ready projects as well as demolition for the spending of some stimulus money.

Ms. Khanna asked Mr. Williams if these projects had been prioritized and Mr. Williams said no. Mr. Holmes asked if the shovel ready project could be considered along with the OEA and Mr. Schnepf said yes.

**Adjournment:**

Mr. Richard Holmes made a motion to adjourn seconded by Mayor Joe Macon and the approval was unanimous.

The meeting was adjourned at approximately 4:25 p.m.

**Recorded By:**

  
Sandra Tennyson  
Executive Assistant

3/31/09  
Date

**Approved By:**



# ***McPherson Planning Local Redevelopment Authority***

Board of Directors Meeting

March 31, 2009

Minutes

A meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, March 31, 2009 at the Atlanta Development Authority at 86 Pryor Street SW, Suite 300, Atlanta, Georgia 30303.

## **Board Members:**

Felker Ward, Jr., Chairman

Richard L. Holmes

Ayesha Khanna

Mayor Joseph Macon

Kenneth DeLeon

David Todd, Jr.

William "Bill" Linginfelter

## **State and City Officials:**

Kristina Garcia-Bunuel Ofc. Of Council Member Joyce Sheperd

Brandon Jones, Ofc. Of Rep. Ralph Long, III

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

Jack Sprott, MPLRA

Sandra Tennyson, MPLRA

Kristen Denius, City of Atlanta, Assistant City Attorney

Frank Barton, DOD/OEA

Gen. Phil Browning, U.S. Army, Retired

Michelynn G. Carellas, US Army, BRAC Coordinator

Lisa Keeling, ACSIM, HQDA

Jeff Giangiuli, Vice President of CALIBRE, US Army Consultant

Ted Nettles, Lead Rep. US Army BRAC Disposal Team

Cynthia Easley, GA DCA

## **Guests**

Harold Buckley

Frank Tyboroski, Matrix Design

Jason Sullivan, Chris Kids

Aaron Townsend, Georgia Stand-Up

Ken Bleakly, Bleakly Advisory Group

Gary Mongeon, Bleakly Advisory Group

Tom Williams, PBS&J

Kirby Thompson, GA Research Alliance

Melody L. Harclerode, The Architecture Group

Ken Neighbors, Greenburg Traurig

Chairman Ward called the meeting to order at approximately 1:00 p.m. A quorum was not present and it was decided to go forward with the agenda items that did not require a vote by the Board.

**Announcements:**

Chairman Ward welcomed the Board Members and all visitors. He gave special recognition to Frank Barton of DOD/OEA and Kirby Thompson of the Georgia Research Alliance. Mr. Thompson made a brief introduction about his organization, stating that it was a not for profit organization made up of corporate CEO'S and that they also work with Presidents of Georgia's Research Universities with a goal of taking that research inside of the university and help commercialize it and bring economic development jobs to Georgia. He added that they were glad to work with the Authority and hoped that they can add some value to the process. Chairman Ward stated that the Georgia Research Alliance is a real key potential partner for the Authority and that he was delighted that they were interested in us and looking forward to their participation with the Authority going forward.

**Regular Session:**

**Item No. 5 Quarterly Financial Report- March 2009:**

Mr. Sprott stated that at the October's 14<sup>th</sup> Board Meeting the Board directed staff to make financial reports available beginning with the November meeting and that a financial report for the ten month period ending October 31, 2008 was presented for the Board's review at the November 18, 2008 meeting. He stated that the Board's packet today included a balance and income statement for the first quarter for the Board's review. He also went over the current assets informing the Board of the balance, credit and total capital. He pointed out that the ADA owed MPLRA a credit of \$13,566.89 and that those funds would go towards the monthly rent of the MPLRA under its service agreement. Net income for the period was \$56,868.55 minus \$52,287.08 in obligated (negative equity) revenues left a current balance of \$4,581.47. He continued saying that the budget is going pretty well and that he was anticipating getting about \$81,000.00 from the City of Atlanta this month as part of their match for this year. In regard to the REBA Grant, the application has been submitted but that the State had not released those funds yet. However he had spoken to Mr. Beatty about it and he was looking into it. Mr. Sprott stated that he believed that the MPLRA would be okay.

Chairman Ward asked under the current liabilities what the negative amount under FSA, Medical, Dept. and Transportation represented. Mr. Sprott stated that he did not know and would have to ask the Controller, Penny Canalizo about that. Ms. Canalizo, following this meeting, responded that the amount represented medical insurance deposits that were earmarked for payment.

Kristina Garcia-Bunuel with Council Member Joyce Sheperd office asked about the matching funds from the City of Atlanta. Mr. Sprott stated that it was not a total matching amount but a portion that was agreed upon by the Atlanta Development Authority in the amount of \$81,000.00.

**Item: No. 6 Environmental Consultant selection Subcommittee:**

Mr. Sprott stated that a RFP for an Environmental Quality assurance Consultant was advertised in the AJC on March 15, 2009 and a copy of the RFP was included in the Board's packet and that the Proposals are due on Tuesday, April 7, 2009. The consultant will assist the MPLRA in understanding and making informed decisions concerning environmental issues relating to the preparation of a business plan,

zoning and the disposition of properties. Other activities would include working with the BRAC Clean-up Team, evaluating mitigation strategies and potential remedies, assisting in negotiations, coordinating with regulators and monitoring overall environmental activities on behalf of the MPLRA. A mandatory Pre-Proposal Conference was held on March 19, 2009 at the offices of the MPLRA at 86 Pryor Street attended by 20 representatives from 18 separate firms.

Mr. Sprott stated that the Bylaws allow for the formation of Subcommittees of the Board of Directors as it desires and he is asking to establish a Selection Subcommittee to select a consulting firm to provide environmental quality assurance consulting services to the MPLRA and appoint himself and two or more Board Members to serve on the subcommittee and negotiate a contract with the selected respondent.

Chairman Ward asked for volunteers, Richard Holmes and Kenneth DeLeon volunteered.

**Item: No. 7 EDC Application Process and Policies Briefing:**

Mr. Sprott introduced Ms. Lisa Keeling, BRAC Program Manager, Mr. Jeff Giangliuli, Vice President of CALIBRE and Mr. Ted Nettles the lead representative of the US Army BRAC Disposal Team and informed the Board that they would be making a brief report on the Economic Development Conveyance (EDC) Application process that's available to LRA's and they will cover the US Army's policies, procedure and protocols for review and approval of EDC Application from local redevelopment authorities.

Mr. Nettles stated that he was appreciative of having the opportunity to brief the Board on the BRAC procedure and to clarify the regulations and guidance covering EDC applications. A handout was enclosed with the Board's agenda package. He then went over the handout with the use of a PowerPoint presentation and discussed the introduction/roles/ responsibilities, purpose and governing legislation and regulations and eligibility requirements of the EDC.

Mr. Jeff Giangliuli covered the application format, application review, timeline for review, requirement for approval and lessons learned.

Kenneth DeLeon asked about the Fair Market Value no cost EDC and what was the history behind the seven year time line. Jeff Giangliuli, replied that some went well under the no cost EDC and some went not so well and with the change in administration the fair market took into account all assets and liabilities and judicated down. He stated that a bill has been introduced now to revisit the fair market value requirement. The law states that the military services must currently seek fair market value.

Kenneth DeLeon asked are we seeing any changes with the new administration. Mr. Giangliuli stated that a Senate Bill has been introduced. Kenneth DeLeon asked if we were under a rush or a timeline to submit the EDC. Mr. Sprott said yes that we were on a timeline and are looking at June.

Chairman Ward asked is there an option to make a no cost EDC.

Mr. Nettles said yes. If you are really a community builder you may want to have both options open.

Chairman Ward if this particular BRAC is done under law why do you require a justification?

Mr. Giangliuli we look at various reasons, for discounts associated with it and the economic value market for job creation associated with it.

Mr. Barton stated the Army has to justify to you whatever they do.

Kenneth DeLeon asked if there was long term job creation associated with the EDC. Mr. Gianguili said yes.

Kenneth DeLeon asked will the EDC be submitted by the Implementing LRA. Mr. Sprott said yes.

Kenneth DeLeon asked how the EDC parcel affects the other parcels of the property and its ability to develop those other parcels. Chairman Ward stated that the effects are incorporated into part of the plan already. Mr. Sprott said that the EDC parcel and the non EDC parcels are co-dependent.

General Browning asked about the status of the construction at Fort Bragg. Lisa Keeling said that it was on target for June 21, 2011 completion.

#### **Approval of Minutes:**

At this point, Mr. Ward recognized the arrival of Bill Linginfelter to complete the quorum and asked that we return to the approval of several items that were passed over.

Chairman Ward called for the approval of the January 13, 2009 minutes and the February 24, 2009 minutes. Kenneth DeLeon made a motion to approve, seconded by Bill Linginfelter. Approval was unanimous.

#### **Approval of Agenda:**

Chairman Ward recommended the adoption of the Agenda. Mayor Macon made a motion to approve. It was seconded by Richard Holmes. Approval was unanimous.

Chairman Ward announced that the next scheduled Board Meeting was April 14<sup>th</sup> and asked for the Board's opinion on whether or not it should be canceled and just move along to the next Board meeting which is scheduled for May 12, 2009. After hearing from the Board members, Mr. Sprott stated that he would notify the Board Members and the public that the April 14<sup>th</sup> Meeting will be canceled.

#### **Executive Session:**

Chairman Ward motioned that the Board move into the Executive Session and it was seconded by Kenneth DeLeon. The vote was unanimous. The Board went into Executive Session for approximately 1 hour and 49 minutes to discuss the Business Plan. Chairman Ward made a motion to end the Executive Session and it was seconded by David Todd Jr... Approval was unanimous.

#### **Adjournment:**

Chairman Ward made a motion to adjourn; it was seconded by Richard Holmes. Approval was unanimous. The meeting was adjourned at approximately 4:00 p.m.

**Recorded By:**

  
Sandra Tennyson  
Executive Assistant

5/12/09  
Date

**Approved By:**

  
\_\_\_\_\_



# ***McPherson Planning Local Redevelopment Authority***

Board of Directors Meeting

May 12, 2009

Minutes

A meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, May 12, 2009, at the Atlanta Development Authority at 86 Pryor Street SW, Suite 300, Atlanta, Georgia 30303.

## **Board Members:**

Felker Ward, Jr., Chairman

Beth Mc Millan

Ayesha Khanna

Mayor Joseph Macon

Kenneth DeLeon

David Todd, Jr.

William "Bill" Linginfelter

Commissioner Michael Beatty

## **State and City Officials:**

Kristina Garcia-Bunuel Ofc. Of Council Member Joyce Sheperd

Greg Pridgeon, Chief of Staff, City of Atlanta

Councilmember Joyce M. Sheperd

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

Jack Sprott, MPLRA

Sandra Tennyson, MPLRA

Kristen Denius, City of Atlanta, Assistant City Attorney

Frank Barton, DOD/OEA

Gen. Phil Browning, Georgia Military Affairs Coordinating Committee

Michelynn G. Carellas, US Army, BRAC Coordinator

Peggy McCormick, President ADA

Bill Cain, Georgia Military Affairs Coordinating Committee

## **Guest**

Jennifer Fire

Frank Tyboroski, Matrix Design

Dan Schnepf, Matrix Design

David Clappier, Ambling

Tom Clappier, Ambling

Ken Bleakly, Bleakly Advisory Group

Tom Williams, PBS&J

Leonard Robinson, United Consulting

Mary Powell, Citizens Commission

Tyrone Rachal, ADA

Melody L. Harcelrode, The Architecture Group

Ron Dickerson, Smith Carter

Daniel Smith, Smith Carter

Brent Sobol, Shamrock Gardens

Tameka Wimberley, MARTA

Herman Howard, HOK

George Smith, Grady Health System

Thena Norman, CAPN, Inc.  
Starlyn M. Baxter, Associated Credit Union

Chairman Ward called the meeting to order at approximately 1:03 p.m. It was determined that a quorum was present.

**Approval of Minutes:**

Chairman Ward called for the approval of the March 31, 2009 minutes. Kenneth DeLeon made a motion to approve, seconded by David Todd. Approval was unanimous.

**Approval of Agenda:**

The agenda was approved by acclamation.

**Announcements:**

Chairman Ward welcomed the Board Members and all visitors. Mr. Sprott stated that in the Board's pamphlet there was a copy of the news release from the Board of Regents of the University System of Georgia which is a resolution in support of a world class research park at Fort McPherson.

Chairman Ward asked if the article had been published in the AJC. Mr. Sprott stated that he didn't know, however Tom Williams said that the article had been published in the Business Chronicle.

Mr. Sprott stated that the 2009 Bio Convention was being held during the week of May 15<sup>th</sup> thru the 21<sup>st</sup> at the Georgia World Congress Center and that ADA was providing a floor pass for him and that he in turn had purchased a pass for Chairman Ward. Mr. Sprott stated that he would look into the possibility of getting another pass if the Board thought it was feasible. Mr. Sprott stated he thought the pass that he did retain may be passed around to other Board Members but he was not sure.

**Regular Session:**

**Item No. 5 Environmental Consultant Recommendation:**

Mr. Sprott stated that an RFP for an Environmental Quality Assurance Consultant was advertised in the AJC on Sunday, March 15, 2009. He stated that the consultant will assist the MPLRA in understanding and making informed decisions concerning environmental issues relating to the preparation of a business plan, zoning and the disposition of properties. Other activities would include working with the BRAC Clean-Up Team, evaluating mitigation strategies and potential remedies, assisting in negotiations, coordinating with regulators and monitoring overall environmental activities on behalf of the MPLRA. The MPLRA and the selected respondent will negotiate a contract promptly after the selection that will provide for the selected respondent to complete the Scope of Work over twelve consecutive months beginning with the execution of the contract.

Four proposals were received on Tuesday, April 7, 2009 from the following teams:

- **Weston Solutions, Inc.**

- **Matrix Design Group, Inc.-PBS&J Team**
- **Giles Engineering Associates, Inc.**
- **Enviro Tech Environmental Services, Inc.**

Mr. Sprott stated that at the March 31<sup>st</sup> meeting the Board appointed himself, Richard Holmes and Kenneth DeLeon to the Selection Subcommittee. The responsibility of the Subcommittee was to review and discuss each proposal and make its final decision on April 19<sup>th</sup>. As a result of the review and analysis, the Matrix Design Group, Inc. / PBS&J Team were unanimously selected as the best overall proposal.

**Approval of Item #5:**

Mayor Macon made a motion to approve the selection of the Matrix Design Group, Inc. / PBS&J Team to provide Environmental Quality Assurance Consulting services to the MPLRA as recommended by the Selection Subcommittee and it was seconded by Kenneth DeLeon. Approval was unanimous.

**Item: No. 6 Independent Audit of 2007 and 2008 Financial Statements:**

Mr. Sprott stated that at the January 13, 2009 meeting the Board approved the engagement of the firm of Mauldin & Jenkins to prepare n Independent Audit for the 2007 calendar year and its' been submitted today with attachments.

Mr. Sprott also stated that at the Board's request Mauldin & Jenkins has submitted an engagement letter to provide an Independent Audit for the 2008 calendar year and that letter is enclosed in the Boards' packet today. He also said as was the case with the 2007 audit, the grant from OEA was greater than \$500,000 requiring that the auditor perform what is called a single audit. The purposed fee is unchanged from the price of the 2007 audit at \$19,500 and that this engagement is contingent upon OEA approval of a 2009 grant award increase.

Mr. Sprott stated that Mr. Doug Moses from Mauldin & Jenkins would be making a presentation to the Board today on the Audit and that he would also ask for the Boards' approval for the engagement of Mauldin & Jenkins to prepare the Independent Audit Report for the 2008 calendar year.

Mr: Moses referenced the Board to follow along with him from the handouts as he went over the materials in his presentation. On page 3 of the handout Mr. Moses explained their responsibility under the auditing standards generally accepted in the United States of America. Mr. Moses stated that Mauldin & Jenkins is independent in regards to the Authority and its financial reporting and that no fees were paid for advisory services during fiscal year 2007 that might affect their independence as auditors. Mr. Moses also discussed recommendations for improvements for example he suggested that the password be changed on regular intervals for security reasons. He also suggested that management provide a monthly financial statement to the Board in order for the Board to my sound decisions based on their current financial information. Mr. Moses also went over accounts payable increases and decreases and he suggested that someone other than the preparer of MPLRA or the ADA review request for reimbursements prior to submission. Finally Mr. Moses' discussed the eight new audit standards known as SAS's 104-111 Risk assessment Standards that were issued by the AICPA in March 2006 relating to the risk assessments involved in the planning and performance of a financial statement audit.

Mr. Moses' stated that the new GASB Standards may or may not affect the MPLRA. Mr. Moses spoke about the REBA Grant of \$140,000.00 and he stated that he planned to have the 2008 audit by the end of June or better yet by the Boards' next meeting. At the conclusion of Mr. Moses' presentation the following questions were asked by various member of the Board:

Chairman Ward asked if the Board had gotten approval at the last meeting to use the services of Mauldin & Jenkins.....Mr. Sprott's reply was no - it was to be voted on today.

Chairman Ward asked Mr. Moses how did the Board determine whether or not they were eligible for the New GASB ...Mr. Moses reference him to pages 8 & 9 of the handout.

Ayesha Khanna wanted to know if outside of Mauldin& Jenkins they should have a financial committee to review the financial statements separately and recommended this takes place with the new ILRA.

Chairman Ward highly recommended the selection of a financial committee with the establishment of the Implementing LRA.

Chairman Ward asked if we had a proposal for Mauldin & Jenkins....Mr. Sprott said yes, that it was dated May 5, 2009 and a copy of the proposal was enclosed with the Boards pamphlet behind tab #6.

Kenneth DeLeon asked if the proposal had to be put in a RFP and how did the Board select this firm. Mr. Sprott said that he went through ADA because it was a challenge finding a firm that would do the required work for them in the allotted timeframe that they needed and Mauldin & Jenkins were accommodating to their request.

Chairman Ward asked Attorney Kristen Denius if they needed to conduct a solicitation. Mr. Barton stated that under \$25,000.00 all you need to do is to make 3 phone calls.

Kenneth DeLeon asked if there was a certain amount of funds allowed for an audit....Mr. Barton stated that for their monies it's over \$500,000.00 for a single audit.

Ayesha Khanna asked if this was the same firm that does the auditing for ADA .... Mr. Sprott said yes.

Ayesha Khanna also wanted to know if the price was competitive and could Mr. Sprott negotiate the price... Chairman Ward stated that auditors are now cutting their prices and that with familiarity with one's books it should be easier for the auditor to complete his task. ....Mr. Barton concurred with Chairman Ward stating that after the first year coming in on the second year should be much easier.

Chairman Ward suggested that the Board hold off on making a decision on the selection of Mauldin & Jenkins until the Boards' next meeting and during the interim has asked Mr. Sprott to shop other auditing firms to see if their prices are competitive.

**Item: No. 7 Event Space Memorandum of Understanding:**

Mr. Sprott stated that on July 6, 2007 as the MPLRA Subcommittees and staff was working on the Reuse Plan, we received a letter from the City of Atlanta's Department of Planning and Community Development that offered an expanded proposal for Fort McPherson's Event Space. The letter was

signed by Dianne Harnell Cohen Commissioner of Parks, Recreation & Cultural Affairs and Steve Cover, Commissioner of Planning and Community Development at the time. This department is now headed by James Shelby. The letter established the City's support of the Event Space and stated that its staff was working on scenario's that articulated the size, scope and general layout of support facilities, capital costs, potential revenues, economic impact and other factors. This work by the City's staff resulted in a "Proposal for Parkland for Special Events" that was included in the Appendix of the final September 2007 Reuse Plan for Fort McPherson. The letter also stated that the City of Atlanta would be continuing a conversation with the City of East Point on the shared use of the event Space. On July 24, 2007, representatives from East Point, the MPLRA and the City of Atlanta participated in a meeting/drive tour of the area.

Mr. Sprott stated that after having recent conversations with Mayor Macon and Board Member Kenneth DeLeon that now is the time to revisit an Memorandum of Understanding between the City of Atlanta and the City of East Point because he's unaware of any conversation since the July 24, 2007 meeting.

Mayor Macon expressed his concern to the Chairman that he would like to see something in writing and that he would like for the City of East Point to have access to the Event Space approximately four times a year. ...Chairman Ward said that he would look into it and Mr. Sprott stated that he didn't have a problem initiating the conversation again with the appropriate representatives from the Cities of Atlanta and East Point.

Mr. David Todd asked who was taking the initiative on the site.

Mayor Macon stated that the City of Atlanta has full ownership of the land and that the City of East Point wants to have access to the Event Space and he wants it documented.

**Announcement:**

Before the beginning of the Executive session Chairman Ward mentioned that he would like to consider for the next meeting or the one after a briefing for the general public to hear some of the plans that are being discussed but because right now a lot of things are in the air he's just not comfortable to discuss them at present but appreciated the attendance and support of the general audience. Chairman Ward stated that the next Board Meeting is scheduled for June 16, 2009, at 1 P.M., 86 Pryor Street, S.W., Atlanta, Georgia 30303.

**Executive Session:**

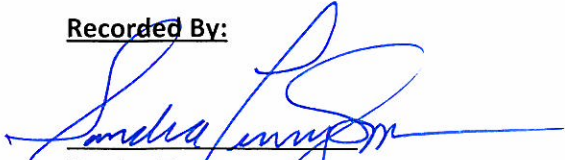
Chairman Ward motioned that we move into the Executive Session and it was seconded by Kenneth DeLeon. The vote was unanimous. The Board went into Executive Session for approximately 2 hours and 17 minutes to discuss the Business Plan (Forum # 4). Chairman Ward made a motion to end the Executive Session and it was seconded by Ayesha Khanna... Approval was unanimous.

**Adjournment:**

Chairman Ward made a motion to adjourn; it was seconded by David Todd, Jr. Approval was unanimous.

The meeting was adjourned at approximately 3:58 p.m.

**Recorded By:**

  
Sandra Tennyson  
Executive Assistant

6/16/09  
Date

**Approved By:**

  
Jack C. Spratt  
Executive Director

# ***McPherson Planning Local Redevelopment Authority***

Board of Directors Meeting

June 16, 2009

Minutes

A meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Tuesday, June 16, 2009, at the Atlanta Development Authority at 86 Pryor Street SW, Suite 300, Atlanta, Georgia 30303.

## **Board Members:**

Felker Ward, Jr., Chairman

Richard Holmes

Ayesha Khanna

Mayor Joseph Macon

Kenneth DeLeon

David Todd, Jr.

## **State and City Officials:**

Greg Pridgeon, Chief of Staff, City of Atlanta

Camille Johnson, Ofc. Of President Atlanta City

Council

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

Jack Sprott, MPLRA

Sandra Tennyson, MPLRA

Kristen Denius, City of Atlanta, Assistant City Attorney

Gen. Phil Browning, U.S. Army, Retired

Michelynn G. Carellas, US Army, BRAC Coordinator

## **Guest**

Frank Tyboroski, Matrix Design

Dan Schnepf, Matrix Design

Ken Neighbors, Greenberg & Traurig

David Clappier, Ambling

Ken Bleakly, Bleakly Advisory Group

Tom Williams, PBS&J

Russel Carlson, Lt. Governor's Office

Leonard Robinson, United Consulting

Melinda Moore, American Eagle Insurance

Chirayo Bhatt, HOK

Jason Jackson, J.J. Design Team

Kirby Thompson, GRA

Sachin Patel, Diplomat Companies

David Lane, Diplomat Companies

Justin Chapman, Georgia Tech

Jodi Mansbach, ADA

Brent Sobol, TORO

Jeff Baillis, Summit Realty

Steve Foster, GA Power

Thena Norman, CAPN, Inc.

Ron Dickerson, Smith Carter  
Tameka Wimberley, MARTA  
Connie Johnson, MARTA

Chairman Ward called the meeting to order at approximately 1:04 p.m. It was determined that a quorum was present.

**Approval of Minutes:**

Chairman Ward called for the approval of the May 12, 2009 minutes. Richard Holmes made a motion to approve, seconded by David Todd. Approval was unanimous.

**Approval of Agenda:**

The agenda was approved by acclamation.

**Announcements:**

Chairman Ward welcomed the Board Members and all visitors.

**Regular Session:**

**Item No. 5 Project Update Presentation for the General Public:**

Mr. Sprott stated that at the May 12, 2009, meeting that Chairman Ward wanted to have a briefing for the general public to let them hear some of the plans that are currently being discussed for the future of the Fort McPherson site once it is closed in September 2011.

Mr. Sprott gave a Power Point presentation which was very detailed and self explanatory. It explained the history of the base as well as the intended future for the base. Mr. Sprott stated as of now we are in the 3<sup>rd</sup> stage of the plan. Mr. Sprott presentation included the vision, historic district, cambellton residential district and green space. Mr. Sprott commented that the parade ground will not be transferred to LRA but is intended to be sold at public auction. He stated that McPherson could be the crossroad for the Bio Science Center location. The center would serve as a hub. Conference Centers would also be located on this property.

Mr. David Todd asked Mr. Sprott what he meant by the parade ground not being transferred. Mr. Sprott sated that it was a combination of our overall deal and that the parade ground will be part of a private sale.

Mr. Sprott also mentioned that the research center would not in any way want to discourage universities from continuing their research at their local facilities. He also gave an update on the status of the MPLRA:

- The LRA approved the reuse plan



- The HUD application has been submitted
- The Governor has the nomination lists from the Cities of Atlanta and East Point and also from Fulton County and we are now waiting for his appointments.
- A verbal agreement with the City of Atlanta for zoning has been reached. Zoning will begin pending all approvals.
- The Business Plan is expected to be completed by July or August, 2009
- EDC to Army by September 30, 2009
- The transfer of the property in 2012

Mr. Sprott concluded by stating that the ILRA would ask the Army for half of the property for the Bio Center, Employment Center and Green Space in what is called a Economic Development Conveyance (EDC). In exchange they would offer to support the Army in the public sale to private developers. Mr. Sprott stated that the ILRA would be zoning the property and that the Army and the Board needs each other in order to make this a successful transition.

In conclusion Chairman Ward stated that we have an opportunity to not only change the face of the City but the State of Georgia. He mentioned that some time ago the Governor had stated that he would like to see a magnet healthcare facility here in Georgia something that would draw people from around the country here and that he mentioned to the Governor that this would be the ideal location for such a thing. Chairman Ward also acknowledged the outstanding job that Jack Sprott has done in his overall administration of the Fort McPherson redevelopment. Chairman Ward also stated that the MPLRA Board members were selected from a very competitive group and that they were the cream of the crop and there couldn't have been a better selection.

Ayesha Khanna asked if the presentation that Mr. Sprott presented at the Board meeting could perhaps be shared with the public. She stated that it was a great presentation.

Chairman Ward said that it was a great idea and that it had been shared on many occasions whenever Jack and he were asked to make a presentation about Fort McPherson. Mr. Sprott gave credit to Tom Williams and Debbie Bloom of PBS&J in putting together the PowerPoint presentation.

**Item: No. 6 Independent Audit Engagement-2008 Audit:**

Mr. Sprott stated that at the January 13, 2009 meeting the Board approved the engagement of the firm of Mauldin & Jenkins to prepare an Independent Audit for the 2007 calendar year and at the May 12<sup>th</sup> meeting the Board suggested that the selection of an auditing firm be postponed and asked that bids from auditing firms be solicited for competitive prices. In response to this action, an e-mail solicitation was sent out to four local firms:

1. **Mauldin & Jenkins**
2. **Deloitte & Touche**
3. **Frazier & Deeter**
4. **Reznick Group**

Mr. Sprott stated that two firms responded and that Mauldin & Jenkins lowered their original fee to \$13,500 at a reduction of \$6,000.00 dollars and the Reznick Group submitted a bid of \$15,000.00. He also stated that this engagement is contingent upon OEA approval of a 2009 award grant.

**Approval of Item No. 6:**

Kenneth Deleon made a motion to approve the selection of Mauldin & Jenkins to prepare Independent Audit Reports for the 2008 calendar year and it was seconded by Richard Holmes. Approval was unanimous.

**Item: No. 7 Legal Counsel Engagement:**

Chairman Ward stated that he did not know or have any idea that one of the legal firms that were chosen was the one in which his son was an employee and that he was going to excuse himself from this particular item of discussion. Mr. Sprott stated that he too was unaware of the fact that Chairman Ward's son was an employee of one of the legal firms that were being asked to submit rate proposals to the MPLRA for legal counsel services.

After Chairman Ward exited the meeting room, Mr. Sprott stated that in January of 2006 and up until our Homeless application submission on September 21, 2007, the MPLRA expended \$239,032.40 for legal services to prepare the initial LBA's, the Homeless Application, the Reuse Plan and cover our other BRAC responsibilities. He stated that legal expenditures after September 21, 2007 for all supplemental documents and submissions have totaled \$98,036.04. OEA funding for legal expenditures was limited to \$112,500.00, so consequently, the balance of our legal costs of **\$224,568.44**, have been managed through a combination of payments on our behalf from the City of Atlanta, City and State matching funds, REBA Grants and a willingness of our attorneys to let us carry a balance on our account.

Mr. Sprott stated on April 29<sup>th</sup> a Request for Award Increase to the Office of Economic Adjustment (OEA) was submitted asking for their assistance in addressing legal costs. In response to the request OEA approved an increase in the 2009 Grant Award in the amount of **\$105,000.00 (\$94,500.00 OEA Funding)** to assist in paying for legal costs. As a condition of receiving the additional legal funding, the OEA required that we solicit bids from legal firms to provide legal counsel in regards to:

- **Corporate governance requirements for a newly created Implementing Redevelopment Authority under Georgia law.**
- **Redevelopment activities at Fort McPherson including zoning, permitting, project financing and local real estate matters.**
- **Completion of all Base Realignment and Closure requirements, property transfer and development matters and HUD related issues for Fort McPherson.**

Mr. Sprott stated that four firms were contacted with a request to submit a quote stating proposed billable hourly rates:

- Garrity and Knisely
- McKenna & Long
- Greenberg & Traurig

- Sutherland

Mr. Sprott stated that each firm was informed that more than one firm may be selected and on June 5<sup>th</sup> three quotes were received from the firms that had been contacted:

**Garrity & Knisely**, a firm in Boston who has been representing the MPLRA for BRAC matters offered a flat rate of \$250.00 per hour

**McKenna & Long**, here in Atlanta submitted the range of hourly rates for team attorneys at \$285.00 per hour and \$575.00 per hour for senior attorneys and for the two project leading attorneys.

**Greenberg & Traurig**, a Miami firm with an office in Atlanta submitted a range of hourly rates of \$225.00 per hour for an associate and \$400.00 per hour for senior attorneys and the rate for the two project leading attorneys was \$300.00 per hour.

**The Sutherland Firm** did not respond to the solicitation. The Sutherland Firm is our current legal counsel and has given the MPLRA excellent legal representation.

Mr. Sprott added that Ken Neighbors of Greenberg & Traurig is a former counsel with the Atlanta Development Authority and that he would be our lead attorney. David Knisely of Garrity & Knisely has given us excellent representation and led our strategic approach to BRAC and as the lower bid; this solicitation will allow us to continue our relationship with David.

Kenneth Deleon asked if they were required to submit an RFP for this solicitation.

Mr. Sprott said no, per Mr. Frank Barton's response to this question at the May 12th Board meeting we needed only to contact three firms.

Ayesha Khanna asked why the Sutherland Firm didn't respond to the request. Mr. Sprott replied that he believes that it may have been an oversight on their part.

Ayesha Khanna wanted to know if they had an option in contacting the Sutherland Firm. Mr. Sprott said no, they did not respond therefore he (they) have no option.

Kenneth Deleon asked if there was a timeline. Mr. Sprott said yes.

Greg Pridgeon asked when the old Board is dissolved and the new Board is formed are they locked into the existing contract or does this contract travel with the new Board.

Mr. Sprott stated that the new Board can make their own decision. Kristen Denius, attorney with the City of Atlanta stated that the contract will be between the two parties.

Kenneth Deleon asked if the funding followed the old Board or the new Board. Mr. Sprott stated that there should be no problem with the money following the new Board, the Implementing LRA.

**Approval of Item #7:**

Ayesha Khanna made a motion to approve the engagement of David Knisely of Garrity & Knisely as legal counsel for BRAC matters and Greenberg & Traurig as legal counsel for local matters and it was seconded by David Todd, Jr... Approval was unanimous. Chairman Ward was absent, thereby abstaining.

**Item #8 Intergovernmental Zoning Agreement:**

Mr. Sprott stated that on February 26, 2008 the McPherson Planning Local redevelopment Authority signed a Memorandum of Understanding with the United States and both parties agreed to focus adequate resources to pursue a list of actions. One of the important implementation actions under the responsibility of the MPLRA was the establishment of zoning for the Fort McPherson property.

Mr. Sprott stated that the MOU recognizes and both parties understand the importance of the pre-establishment of zoning for Fort McPherson prior to its September 2011 closing and for both parties the zoning removes the uncertainty and reduces the risk for potential developers bidding on the purchase of properties. For the Army, the zoning would put protective legal covenants in place to protect the historic structures within the National Historic Register District as will be mandated by the Programmatic Agreement between the US Army and the State Historic Preservation Office.

Mr. Sprott stated that he has been moving forward to begin the re-zoning process for Fort McPherson and that he had an earlier meeting with the City of Atlanta Attorneys that led to a meeting with Mr. James Shelby, Commissioner of the City of Atlanta's Department of Planning and Community Development along with his attorney and staff which in return led to his support of a re-zoning of Fort McPherson to mirror the Reuse Plan and establish protective zoning for the Historic District. Mr. Sprott stated that due to the current financial crisis within the City government and the mandated cutbacks in staffing and hours that the Commissioner no longer had adequate staffing to support the blueprint for the redevelopment of Fort McPherson.

Mr. Sprott stated that he requested that Mr. Shelby provide a staffing proposal as a prerequisite to a contract to do the Fort McPherson zoning and suggested that combination of existing and contracted employees could address the Fort McPherson zoning. Mr. Sprott had attached in the Board Members packet a proposed staffing plan to accomplish goals, objectives and tasks for the establishment of a Zoning Blueprint for the redevelopment of Fort McPherson. The selected team would work under the supervision of the Director of the Bureau of Planning. Under the current market, it is the opinion of the Department of Planning that they could find and hire these professionals on a temporary contract (6 months). Mr. Sprott stated that the Department of Planning does not have a Principle GIS technician in-house so the model in the handout was adjusted to include a GIS technician.

Mr. Sprott stated that in response to the request, OEA approved a \$140,634.00 grant for the project. The requested OEA amount would be \$126,571.00 with a local match of \$14,063.00. The City has proposed to provide these services, working space, supplies and copier usage under an intergovernmental contract in an amount not to exceed \$140,634.00. The current plan is to hire the five positions outlined in the proposal as employees of the McPherson Planning LRA but under the management and control of the Department of Planning.

Greg Pridgeon asked if you needed a resolution to authorize this. Kristen Denius stated that she needed to check on this. Greg Pridgeon asked did you need an ordinance and Kristen Denius said yes to accept the money.

David Todd wanted to know the advantage of going to the City.

Kristen Denius stated that the LRA funding and hiring temporary employees was suggested to get this done in a timely manner.

Kenneth Deleon asked if there was a timeline in getting this completed.

Mr. Sprott said yes, December 31, 2009.

Kenneth Deleon asked if we had HUD's approval.

Mr. Sprott said yes and it was off their desk and they can't technically approve it until the new LRA is in place.

Kenneth Deleon asked if there was a report from the Army on the Environmental Issues.

Mr. Sprott stated that the Matrix Design Group would discuss that during the Executive Session.

**Approval of Item #8:**

Richard Holmes made a motion to approve the intergovernmental contract with the City of Atlanta, Department of Planning and Community Development for zoning services and authorize the Chairman or Executive Director to accept the OEA funds, execute all necessary and satisfactory documents and amendments and to establish the most efficient and legal method needed to support the zoning effort for the Fort McPherson property. The motion was seconded by Chairman Ward. Approval was unanimous.

**Announcements:**

Chairman Ward stated that the next Board meeting would be July 14, 2009 at 1P.M., same place he also asked the audience if they had any questions.

Melinda Moore asked about plans for the gate coming down.

Chairman Ward stated that the gate was coming down and Main Street would open up as the property is developed.

Ms. Moore also asked about the remake of the exit ramp.

Mr. Sprott stated that it would take a large amount of money to remake the interchange. Mr. Tom Williams stated there's no plan at this time to remake the interchange.

Justin Chapman asked the question regarding how the redevelopment project will be phased and his concern was regarding land sitting vacant due to poor market conditions.

Mr. Sprott replied that those concerns are all addressed in detail within the business plan.

**Executive Session:**

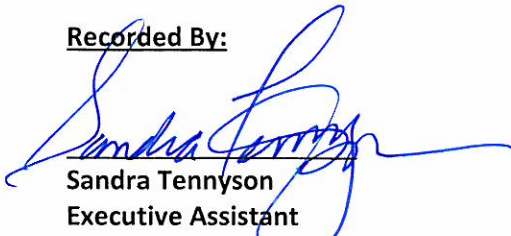
Chairman Ward motioned to move into the Executive Session and it was seconded by Richard Holmes. The vote was unanimous. The Board went into Executive Session for approximately 1 hour and 49 minutes to discuss the Business Plan/EDC Update. Chairman Ward made a motion to end the Executive Session and it was seconded by Kenneth Deleon. Approval was unanimous.

**Adjournment:**

Richard Holmes made a motion to adjourn, seconded by Chairman Ward. Approval was unanimous.

The meeting was adjourned at approximately 4:07 p.m.

**Recorded By:**

  
Sandra Tennyson  
Executive Assistant

9/29/09  
Date

**Approved By:**

  
Jack C. Sprott  
Executive Director

# ***McPherson Planning Local Redevelopment Authority***

Board of Directors Meeting

August 10, 2009

Minutes

A meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Monday, August 10, 2009, at the Atlanta Development Authority at 86 Pryor Street SW, Suite 300, Atlanta, Georgia 30303.

## **Board Members:**

Felker Ward, Jr., Chairman

Richard Holmes

Mayor Shirley Franklin

Mayor Joseph Macon

Kenneth DeLeon

Chairman John H. Eaves

## **State and City Officials:**

Councilmember Joyce Sheperd, City of Atlanta

Ralph A. Long III, State Representative

Darryl Hicks, Fulton County Commissioner's Ofc.

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

Jack Sprott, MPLRA

Sandra Tennyson, MPLRA

Kristen Denius, City of Atlanta, Assistant City Attorney

Gen. Phil Browning, U.S. Army, Retired

Michelynn G. Carellas, US Army, BRAC Coordinator

Frank Barton, DOD/OEA

Ken Neighbors, Greenberg Traurig, LLP

Michael Ward, Greenberg Traurig, LLC

David Knisely, Garrity and Knisely

Paul Brightbill, Ft. Mac, RAB

## **Guest**

Frank Tyboroski, Matrix Design

Dan Schnepf, Matrix Design

Tom Williams, PBS&J

Chirayo Bhatt, HOK

Kirby Thompson, GRA

Justin Chapman, Georgia Tech

Jae Brown, City of East Point

Mike Dobbins, GA Tech

Jane Branscomb, GA Health Policy Center

Milford R. Ray, Matrix-3D

Lauren Hill, Wachovia Bank

Cynthia Easley, GA DCA

Javier Brown, Senator Fort's Office

Chairman Ward called the meeting to order at approximately 1:00 p.m. A quorum was not present and it was decided to go forward with the agenda items that did not require a vote by the Board.

**Announcements:**

Mr. Sprott stated that we were wrapping up the work of the McPherson Planning LRA. He was not exactly sure when that would occur but he anticipated it to be fairly soon and the responsibilities of the MPLRA should be accepted by the new Implementing LRA.

Mr. Sprott stated that he had been traveling, making presentations on the closure and redevelopment of Fort McPherson. He stated that he had spoken at two public meetings in July organized by Senator Vincent Fort, one being in East Point and the other at Finch Elementary, an Atlanta Public School located on Avon Street in Southwest, Atlanta. The focus of both meetings was on the potential benefits to the communities from redevelopment. Mr. Sprott stated that he informed the citizens that the MLPRA was under a federal mandate to do certain things for the community and emphasized that they were not a developer. Mr. Sprott explained to them that under the Federal BRAC Law, as benefits to the community, they would generate jobs and job training (through the Atlanta Workforce Development), provide a site for public schools, provide affordable housing (about 520 affordable housing units), parks, green space and economic development.

Mr. Sprott also informed the Board he had a work session with the Atlanta Board Of Education back in July. He and Mr. Richard Holmes met with the Atlanta Board of Education and briefed them on Fort McPherson and the impact that the closure and redevelopment could have on the community. During that meeting, he emphasized the critical importance of APS support for the Tax Allocation District. Mr. Sprott stated that after their meeting the Board published a comment in their e-letter online, stating, "that they were interested in being a part of this exciting project and look forward to future discussions with us about how to take the district's academic excellence to a community that will serve as a hub of economic recovery".

Mr. Sprott also met with Dr. Doug Miller, Dean of the School Of Medicine at The Medical College of Georgia in Augusta, along with sixteen officers, employees and students and they were very interested in the future business plan and the global health concept.

Mr. Sprott briefed the Board on the Association of Defense Communities Conference in Boston saying that he was accompanied by Mayor Macon and Kenneth DeLeon. Mr. Sprott stated that they met one on one during the sessions with the movers and the shakers from the Pentagon, the decision makers for the EDC application. Mr. Sprott stated that he informed them of his recent meeting with the Atlanta Development Authority in reference to the commercial TAD on Campbellton Road and that 90% of the value was coming from the Fort McPherson MPLRA. Mr. Sprott informed them that the ADA was very serious in their support of the Fort McPherson project.

Chairman Ward asked if there were any other comments and Mayor Macon stated that he just wanted to compliment the Director, Dan Schnepf and his team from Matrix Design on the good work that they have done and were doing on the Business Plan.

**Approval of Agenda:**

Upon the arrival of Mr. DeLeon, a quorum was present and the agenda was approved by acclamation.



**Approval of Minutes:**

Due to an oversight, the minutes of the June 16, 2009 Board meeting were not brought to a vote upon achieving a quorum. The June 16, 2009 Board meeting minutes will be carried over to the September 22, 2009 meeting for approval.

**Regular Session:**

**Item No. 5 Quarterly Financial Report:**

Mr. Sprott stated that at the October 14, 2008 meeting, the Board directed the staff to place Independent Audit Reports on the McPherson Planning LRA website and to make quarterly financial reports to the Board beginning with the November 2008 meeting.

Mr. Sprott explained to the Board Members that in their Board packet he had attached a Balance sheet and Income Statement for the second quarter of 2009 for their review and that it was pretty much self explanatory. Mr. Sprott brought the Board's attention to the first page of the Balance Sheet and informed them that under the Accounts Receivable the amount of \$13,566.89 was money that was credited from ADA from a past audit that was due to the MPLRA and that he had spent the money in July to pay some outstanding bills.

Mr. Sprott explained that total assets were \$73,970.72 minus total liabilities of \$47,834.16 leaving a total capital figure in the amount of \$26,136.56. Net income for the six month period was \$149,253.53.

**Remarks:**

Chairman Ward took the time to explain to the audience the necessity for an Executive Session, stating that due to the confidentiality of the documents and in hopes of preventing what maybe said from being taken out of context it was necessary to go into Executive Session in order to not weaken their negotiations with the US Army in the justification of the EDC application when it came time for the Board to present the EDC application to the Department of Defense (DOD). Also, when receiving advice from counselor he stated that it is appropriate to be done in an Executive Session.

Chairman Ward then asked the audience if they had any questions before the Board went into Executive Session. A member of the audience asked if there was an update on the timeline of the Implementing LRA and on the zoning.

General Browning stated that Mr. Sprott and he had met at the Governor's Office last month and the target for the Executive Order is sometime this month and he's anticipating that by the next Board meeting the new Implementing LRA will be in place. Mr. Sprott stated that he had met with the Department of Planning with the City of Atlanta and that they were finishing up the interagency agreement and also assembling their zoning team.

**Executive Session:**

**Item No. 6 Business Plan/EDC Review for Submission:**

Chairman Ward motioned that the Board move into the Executive Session and it was seconded by Commissioner Eaves. The vote was unanimous. The Board went into Executive Session for approximately 1 hour and 45 minutes to discuss the Business Plan/EDC Review for Submission.

**Regular Session:**

Chairman Ward made a motion to end the Executive Session and it was seconded by Richard Holmes. Approval was unanimous.

**Item No. 6(1) Business Plan Concepts and Strategies**

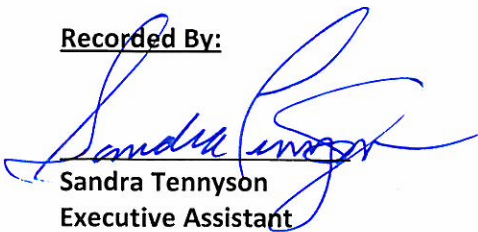
Richard Holmes motioned for the Board to approve the concepts and strategies contained in the Business Plan and incorporated into the Reuse Plan and to authorize the chairman or executive director to execute all necessary final adjustments and amendments and to forward the Economic Development Conveyance Application to the McPherson Implementing Local Redevelopment Authority for approval and submission to the Department of Defense. An amendment was offered by Kenneth DeLeon that, at the discretion of the chairman, any major changes to the Business Plan/Reuse Plan would be brought back to the Board for approval. Mr. Holmes motion, including Mr. DeLeon's amendment, was seconded by Mayor Macon and approved unanimously.

**Adjournment:**

Chairman Ward made a motion to adjourn; it was seconded by Richard Holmes. Approval was unanimous.

The meeting was adjourned at approximately 3:01 p.m.

**Recorded By:**

  
Sandra Tennyson  
Executive Assistant

9/29/09  
Date

**Approved By:**

  
Jack C. Spratt  
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 22<sup>nd</sup> day of September, 2009.
  
- (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 22<sup>nd</sup> day of September, 2009, 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**

\_\_\_\_\_

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 22<sup>nd</sup> day of September, 2009



\_\_\_\_\_  
Felker Ward, Jr., Presiding Officer

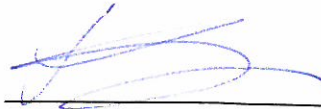
Sworn and subscribed before me  
This 22<sup>nd</sup> day of September, 2009

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

\_\_\_\_\_  
Notary Public

(SEAL)

Witnessed:



\_\_\_\_\_  
Kenneth Neighbors, General Counsel

# ***McPherson Planning Local Redevelopment Authority***

Board of Directors Meeting

September 22, 2009

Minutes

A meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) 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

Mayor Shirley Franklin

Mayor Joseph Macon

Kenneth DeLeon

Chairman John H. Eaves

Richard Holmes

David Todd, Jr.

Commissioner Michael Beatty

William "Bill" Linginfelter

Ayesha Khanna

## **State and City Officials:**

Councilmember Joyce Sheperd, City of Atlanta

Ralph A. Long III, State Representative

Darryl Hicks, Fulton County Commissioner's Ofc.

Vincent Fort, State Senator

Commissioner Chris Clark, Dept. Of Natural Resources

Rashad Taylor, State Representative

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

Jack Sprott, MPLRA

Sandra Tennyson, MPLRA

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

Peggy McCormick, President ADA

## **Guest**

Chandra Houston, Georgia Pacific

Bill Cain, GMACC

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  
Alleean 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  
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 meeting to order at approximately 1:00 p.m. Mayor Joseph Macon made a motion to approve the Agenda, and it was seconded by Kenneth Deleon. Approval was unanimous.

**Approval of Minutes:**

Chairman Ward called for the approval of the June 16, 2009 Minutes and the August 10, 2009 Minutes. Richard Holmes made a motion to approve, and it was seconded by Commissioner Beatty. Approval was unanimous.

**Approval of Agenda:**

The agenda was approved by acclamation.

**Announcements:**

Chairman Ward welcomed all the visitors and stated that he appreciated their taking the time out to come to the meetings and that this would be the wrapping up of the MPLRA and the beginning of the MILRA. Chairman Ward stated that Attorney Neighbors would walk us through a briefing on the Plan of Dissolution for the MPLRA.

**Regular Session:**

**Item No. 5 Plan of Dissolution:**

Attorney Neighbors stated that the MPLRA is a Georgia nonprofit corporation recognized as a 501(c)(3) and we have to follow the Georgia Non Profit Corporation Code to dissolve the MPLRA. He stated that a Plan of Dissolution must be established and followed over the next six months and at the appropriate time, the MPLRA will be asked to review and approve the Plan of Dissolution. He continued saying that the Plan of Dissolution will require providing notice to all claimants and paying or providing for the payment of all claims, filing the Plan of Dissolution with the Secretary of State, providing public notice of the Plan of Dissolution and transferring of certain obligations under contract to the MILRA.

Mr. Sprott asked about the time frame for the process. Attorney Neighbors said that it was likely a six month process give the minimum notice which needed to be given to claimants.

Attorney Neighbors said that it is essentially a two step process (approval by the MPLRA and MILRA regarding assumption of certain contracts) and he also stated that once the MPLRA files the Plan of Dissolution it can not do new business. Because of this, he said that as a matter of caution you should not file the Articles of Dissolution until the end of the year in case there are matters which the MPLRA must handle.

Chairman Ward asked how we should notify the claimants'. Attorney Neighbors said that a public notice (AJC or the Daily Report) must be published and a second notice must be provided by mail but only to claimants (actual or potential).

Chairman Ward asked if notice could be given before the dissolution. Attorney Neighbors said you have to provide a certification to the Secretary of State at the time of filing the Articles of Dissolution stating that you have published or have taken the necessary steps to cause the publication of the public notice.

Chairman Ward asked Attorney Neighbors if he could prepare the Plan of Dissolution for the Board's review for the October meeting and if he could get it to the Board Members a few days before the meeting in order for the Board Members to review the document. Attorney Neighbors said yes.

Kenneth Deleon asked if there was any unfinished business with the MPLRA. Chairman Ward said yes we still have some unfinished business and we will be undertaking some of that today.

Mr. Sprott asked whether we still need to meet each month for the MPLRA. Attorney Neighbors said that we would likely need to meet in October and again in December regarding the Plan of Dissolution and other transitional matters.

**Closing Remarks:**

Chairman Ward asked Mayor Shirley Franklin if she had any comments. Mayor Franklin said she stopped by to say good-bye to the members of the MPLRA as she assumed this was going to be the final MPLRA meeting. Notwithstanding the need for continued meetings to dissolve the MPLRA, Mayor Franklin said she wanted to thank the MPLRA and to congratulate them for their services. She noted that at the beginning the BRAC closing process was a complete unknown to them, the rules and regulations were uncertain and that the members took a leap of faith in the beginning of this project. Mayor Franklin stated everyone made a huge impact and that it was better than making lemonade out of lemons. Mayor Franklin gave a special thanks to the Governor for the appointment process. Mayor Franklin also mentioned that its' quite possible to see the new Mayor of the City of Atlanta at the November or December meeting. Mayor Franklin also stated that the leadership of the MPLRA has

been incredible, thanks to Chairman Ward, and that his leadership has been without match. Chairman Ward's response to this was borrowed from the words of Dr. Mays. (This got a huge laugh from all present). Chairman Ward thanked all of the political officials who had been there since the beginning of the MPLRA for their support.

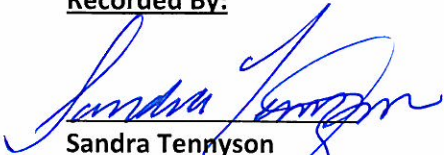
Mayor Franklin also thanked Mr. Sprott for holding it all together.

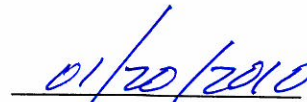
**Adjournment:**

Chairman Ward made a motion to adjourn the MPLRA in order to commence with the MILRA; it was seconded by Richard Holmes. Approval was unanimous.

The MPLRA meeting ended at approximately 1:21 p.m.

**Recorded By:**

  
Sandra Tennyson  
Executive Assistant

  
Date

**Approved By:**

  
Jack C. Sprott  
Executive Director



# ***McPherson Planning Local Redevelopment Authority***

Board of Directors Meeting

October 22, 2009

Minutes

A meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Thursday, October 22, 2009, at the Atlanta Development Authority at 86 Pryor Street SW, Suite 300, Atlanta, Georgia 30303.

## **Board Members:**

Felker Ward, Jr., Chairman

Mayor Joseph Macon

Kenneth DeLeon

Ayesha Khanna

## **State and City Officials:**

Joyce Sheperd, City Of Atlanta Councilmember &  
Ex-Officio Member

Darryl Hicks, Fulton County Commissioner's Ofc.  
Chancellor Erroll B. Davis, Ex-Officio Member

John Akin, MILRA Member

Peggy McCormick, President ADA

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

Jack Sprott, MPLRA

Sandra Tennyson, MPLRA

Peter J. Andrews, Deputy City Attorney of Atlanta

Michelynn G. Carellas, US Army, BRAC Coordinator

General Phil Browning, U. S. Army Retired

Ken Neighbors, Greenberg Traurig, LLP

David Knisely, Garrity & Knisely

## **Guest**

Josh Bond, HDR

Doug Edwards, HDR

David Clappier, Ambling

Lee Jones, Genesis

Paul Brightbill, Fort Mac RAB

Mike Dobbins, GA Tech

Melinda Moo

Pam Sanders, Fort Mac Work Group

Cliff Harrell, Ackerman & Co

Ken Bleakly, Bleakly Advisor Group

LE Tate, NPU-T

Deborah Scott, GA Stand-Up

Ron Dickerson, Smith Carter  
James George, Cousins Property  
Shirley Lucia  
Mark Sanders, Georgia Research Alliance  
Judy Walker, McPherson Action Coalition  
Herman Howard, HOK

Chairman Ward called the meeting to order at approximately 1:05 p.m. A quorum was not present and it was decided to go forward with the agenda items that did not require a vote by the board.

**Regular Session:**

**Item No. 6 Plan of Dissolution:**

Attorney Neighbors stated that there were draft documents in the Board's packet for their review and that he anticipated the MPLRA Dissolution would take place in December 2009. He continued saying that the Plan of Dissolution will require providing notice to all claimants and paying or providing for the payment of all claims, filing the Plan of Dissolution, providing public notice of the Plan of Dissolution and transferring of certain obligations under contract to the MILRA. Attorney Neighbors said that this would give the process the minimum notice which needed to be given to claimants.

***Note: Mr. Sprott called Chairman Ward attention to Item number five which had been accidentally overlooked.***

**Regular Session:**

**Item No. 5 Quarterly Financial Report:**

Mr. Sprott stated that its October 14, 2008 meeting the staff was directed to make quarterly financial reports to the Board beginning with the November 2008 meeting. Mr. Sprott stated that a balance sheet and income statement for the third quarter of 2009 was attached for the Board review. Mr. Sprott reviewed the information with the Board which was self explanatory and when he finished his report he asked if there were any questions and there were none.

**Closing Remarks:**

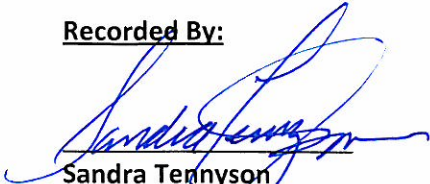
Chairman Ward thanked Mr. Sprott and Attorney Neighbors for their reports.

**Adjournment:**

Chairman Ward made a motion to adjourn the MPLRA in order to commence with the MILRA meeting. It was seconded by Kenneth DeLeon. Approval was unanimous.

The MPLRA meeting ended at approximately 1:12 p.m.

**Recorded By:**

  
Sandra Tennyson  
Executive Assistant

01/20/2010  
Date

**Approved By:**

  
Jack C. Spratt  
Executive Director

# ***McPherson Planning Local Redevelopment Authority***

Board of Directors Meeting

January 20, 2010

Minutes

A meeting of the McPherson Planning Local Redevelopment Authority (MPLRA) was held on Wednesday, January 20, 2010, at the Atlanta Development Authority at 86 Pryor Street SW, Suite 300, Atlanta, Georgia 30303.

## **Board Members:**

Felker Ward, Jr., Chairman

Joseph Macon

Kenneth DeLeon

Ayesha Khanna

Richard Holmes

Commissioner Michael Beatty

## **State and City Officials:**

Joyce Sheperd, City Of Atlanta Councilmember &  
Ex-Officio Member

Ralph Long, III State Representative & Ex-Officio  
Member

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

Jack Sprott, MPLRA

Sandra Tennyson, MPLRA

Kristen Denius, City of Atlanta, Assistant City Attorney

Michelynn G. Carellas, US Army, BRAC Coordinator

General Phil Browning, U. S. Army Retired

Ken Neighbors, Greenberg Traurig, LLP

Peggy McCormick, President ADA

Tim Lowe, III, MILRA Member

John Akin, Jr. MILRA Member

Chandra Houston, MILRA Member

Frank Barton, DOD/OEA

## **Guest**

Ron Alston, SunTrust Bank

Ellen Wickersham, ADA

Tyrone Rachal, ADA

David Clappier, Gambling

Jennifer Fine, City of East Point

Deborah Scott, Georgia Stand-Up

Wayne Kendall, Heritage Creek Development

Penny Canalizo, ADA

Leigh Ann Little, HOK

Barry Brooks, CDC

Pete Hayley, Atlanta University  
Kim Isogard, Georgia Stand-Up  
James George  
Tom Williams, PBS&J  
Frank Tyboroski, Matrix Design  
Annalise Fonza, Councilmember Joyce Sheperd's Office  
Mark Sanders, Georgia Research Alliance  
Charnette Trimble, MACC  
Kaycee Mertz, GDOT  
Charletta Jacks, City of Atlanta – Bureau of Planning  
Ron Walker, Morehouse School of Medicine  
Berook Moges, Community Advanced Practice Nurses

Chairman Ward called the meeting to order at approximately 1:03 p.m. A quorum was not present and it was decided to go forward with the agenda items that did not require a vote by the board.

**Announcements:**

Chairman Ward welcomed all visitors and stated that he appreciated them taking the time out of their schedule to attend the meetings and asked everyone to sign in and that there was also a sign-in-sheet for public comments.

**Regular Session:**

**Item No. 5 Quarterly Financial Report:**

Mr. Sprott stated that a balance sheet and income statement for the final quarter of 2009 was enclosed in the Board's packet for their review. Mr. Sprott reviewed the information with the Board and commented that Mr. Doug Moses, from Mauldin and Jenkins was present if there were any questions. There were no questions asked.

**Regular Session:**

**Item No. 6 MPLRA 2008 Audit Report:**

Mr. Sprott stated that at its June 16, 2009 meeting the Board approved the engagement of the firm Mauldin & Jenkins to prepare an Independent Audit for the 2008 calendar year. Mr. Sprott stated that the Independent Audit Report for the period ending December 31, 2008 has been completed and Mr. Doug Moses would give a brief review and summary of the audit. Mr. Sprott also mentioned that there were copies of a Single Audit Report and a Basic Financial Statement provided for reference.

Mr. Doug Moses of Mauldin & Jenkins gave a brief presentation on the results of the audit. He reported that the audit provided an unqualified (clean) opinion of the basic financial statements, he received full cooperation from the Authority's management and staff and there were no disagreements with management on accounting issues or significant issues discussed with management.

In conclusion of Mr. Moses' report he stated that he looked forward to working with the new MILRA Board and asked if there were any questions in reference to his report.

Chairman Ward asked Mr. Moses if the GASB Pronouncements were currently applicable to the MPLRA. Mr. Moses said no but if stimulus money were to come then that could change things and he referenced Chairman Ward to page 9 for review of the American Recovery & Reinvestment Act.

Ayesha Khanna suggested that a formal finance committee be formed and Chairman Ward concurred and mentioned that it would be looked into.

Chairman Ward asked Mr. Moses what was the size of the invoice that he was unable to find.

Mr. Moses stated that they don't necessarily have to have the amount it's just a random running of the check numbers in sequence. He also stated that it was nothing unusual.

Chairman Ward asked Mr. Sprott if he remembered the amount and Mr. Sprott said no and he asked Penny Canalizo. Ms. Canalizo stated that the only thing that came to her mind was a stamped invoice and that it was under a \$100.00.

Chairman Ward asked if there were anymore questions and there were none.

**Approval of Minutes:**

At this point, Chairman Ward recognized the arrival of Ken DeLeon and Joe Macon to complete the quorum and asked that we return to the approval of several items that were passed over.

Chairman Ward called for the approval of the September 22, 2009 minutes and October 22, 2009 minutes. Richard Holmes made a motion to approve, and it was seconded by Ken DeLeon. Approval was unanimous.

**Approval of Agenda:**

Chairman Ward recommended the adoption of the Agenda. Joe Macon made a motion to approve. It was seconded by Richard Holmes. Approval was unanimous.

**Adjournment:**

Chairman Ward made a motion to adjourn the MPLRA in order to commence with the MILRA meeting. It was seconded by Kenneth DeLeon. Approval was unanimous.

The MPLRA meeting ended at approximately 1:16 p.m.

**Recorded By:**

\_\_\_\_\_  
Sandra Tennyson

\_\_\_\_\_  
Date

**Executive Assistant**

**Approved By:**

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**Jack C. Sprott**  
**Executive Director**

**RESOLUTION  
OF THE  
BOARD OF DIRECTORS  
OF THE  
MCPHERSON PLANNING LOCAL REDEVELOPMENT AUTHORITY, INC.  
(the "Authority")**

**CONCERNING DISSOLUTION OF THE AUTHORITY**

A meeting of the Board of Directors (the "Board of Directors") of the McPherson Planning Local Redevelopment Authority, Inc., a Georgia nonprofit corporation (the "Authority") was held on February 16, 2010. A quorum was present and voting throughout the aforementioned meeting. Upon motion duly made and seconded, the following resolutions were adopted by the Board of Directors at such meeting:

**APPROVAL OF DISSOLUTION**

**WHEREAS**, the Board of Directors of the Authority has determined that it is advisable and in the best interests of the Authority that the Authority be dissolved and its assets be distributed pursuant to, and in accordance with Sections 14-3-821, 14-3-1302, 14-3-1402(b) and other relevant sections of the Georgia Nonprofit Corporation Code (the "Code").

**WHEREAS**, the Board of Directors of the Authority desires to make, approve and adopt a plan for the distribution of assets, payment or provision for the debts and obligations of the Authority and dissolution of the Authority.

**NOW, THEREFORE, BE IT RESOLVED**, that a plan of dissolution, be, and hereby is, formulated to effect such distribution of assets, payment or provision for the debts and obligations of the Authority and dissolution of the Authority, in substantially the form attached hereto as **Exhibit A** (the "Plan of Dissolution").

**FURTHER RESOLVED**, that the Board of Directors hereby authorizes and approves the dissolution of the Authority and the distribution of the Authority's assets pursuant to, and in accordance with Section 14-3-1302 of the Code.

**FURTHER RESOLVED**, that the proper officers of the Authority are hereby authorized to pay or otherwise provide for the payment of the debt and other obligations of the Authority, and to distribute any and all of the property of the Authority in accordance with the Plan of Dissolution.

**FURTHER RESOLVED**, that the actions provided for in the foregoing resolutions be commenced as soon as practicable.



**FURTHER RESOLVED**, that the Chair, Vice Chair or the Executive Director and any other officer of the Authority, or any one or more of them, be and they hereby are, authorized and empowered, for and on behalf of the Authority to: (i) execute and deliver the publication of Notice of Intent to Voluntarily Dissolve a Authority, and the filing of a Notice of Intent of Dissolution and Articles of Dissolution with the Georgia Secretary of State; (ii) incur such costs and expenses relating to the dissolution; and (iii) do any and all acts and things that any one or more of the officers of the Authority deems, in the exercise of his or her sole discretion, necessary, desirable, or appropriate in connection with these resolutions, with the execution and delivery of the Articles of Dissolution and such documents, instruments, and certificates related thereto, the incurrence of expenses and the taking of actions to constitute conclusive proof of the appropriateness of the Articles of Dissolution and such documents, instruments, and certificates related thereto. The Secretary (or his or her designee) is further authorized to attest any of the foregoing signatures and to affix the seal of the Authority to any documents, certificates, instruments or agreements, as and to the extent necessary or convenient.

**FURTHER RESOLVED**, that all action heretofore taken and all documentation heretofore delivered by any of the Authority's officers, or by any individual who currently holds or has held any of said offices, in furtherance of the foregoing is hereby ratified, adopted, approved and confirmed and declared to be binding and enforceable obligations of the Authority in accordance with the respective terms and provisions thereof.

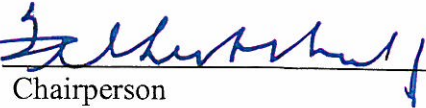
**FURTHER RESOLVED**, that the Secretary of the Authority is hereby directed to file a copy of this Resolution with the minutes of the proceedings of the Authority.

[MPLRA SIGNATURE PAGE ON NEXT PAGE]

This Resolution shall take effect immediately upon its adoption by the Board of Directors of the Authority and any provisions of any previous resolutions in conflict with the provisions herein are hereby superseded or repealed (as and to the extent of any such conflict).

Adopted and approved this 16th day of February, 2010.

**MCPHERSON PLANNING LOCAL  
REDEVELOPMENT AUTHORITY, INC.**

By:  \_\_\_\_\_  
Chairperson

(SEAL)

ATTEST

By:  \_\_\_\_\_  
Secretary

**EXHIBIT A**

**PLAN OF DISSOLUTION**


SECRETARY'S CERTIFICATE

STATE OF GEORGIA

FULTON COUNTY

I, the undersigned Secretary of the McPherson Planning Local Redevelopment Authority, Inc. (the "Authority") and keeper of the records and seal thereof, **DO HEREBY CERTIFY** that the foregoing pages of typewritten matter constitute a true and correct copy of the Resolution adopted by the Authority in a meeting duly called and assembled on the 16th day of February, 2010, which meeting was open to the public and at which a quorum was present and acting throughout, the original of which Resolution has been duly recorded in the Minute Book of the Authority which is in my custody and control.

**WITNESS** my official hand and seal of the Authority, this 16th day of February, 2010.

  
Secretary

(CORPORATE SEAL)

**PLAN OF DISSOLUTION  
OF  
MCPHERSON PLANNING LOCAL REDEVELOPMENT AUTHORITY, INC.**

This Plan of Dissolution (this "Plan") is for the purpose of effecting the complete dissolution of McPherson Planning Local Redevelopment Authority, Inc., a Georgia nonprofit corporation (the "Corporation"), in accordance with §14-3-1403 of the Official Code of Georgia Annotated ( the "Code"), pursuant to the following steps:

1. Cessation of Business. The Corporation shall, as of the date of filing its Notice of Intent to Dissolve with the Georgia Secretary of State, cease to carry on its usual and regular activities and shall cease to operate, except for the purpose of liquidating and winding up its affairs in accordance with the further terms of this Plan.
2. Resolution to Dissolve. The adoption of this Plan by the board of directors of the Corporation shall be deemed to be the written consent to the voluntary dissolution of the Corporation in accordance with §14-3-821 of the Code.
3. Payment of Debts. To the extent possible, the officers of the Corporation shall cause to be paid (or provide for) all just debts and obligations, if any, of the Corporation. In connection therewith, the officers of the Corporation shall cause certain debt and obligations of the Corporation to be provided for by means of having the McPherson Implementing Local Redevelopment Authority, to the extent legally permissible, assume same pursuant to an assignment and assumption agreement
4. Manner of Distributing the Remaining Assets of the Corporation.
  - i) The officers of the Corporation shall distribute all of its remaining assets of the Corporation, subject to limitations permitting their use only for charitable or similar purposes, but not held upon a condition requiring return, transfer, or conveyance by reason of the dissolution, shall be transferred or conveyed to the McPherson Implementing Local Redevelopment Authority pursuant to an assignment and assumption agreement in form and content satisfactory to the Executive Director and counsel to the Corporation, or as otherwise provided in the Corporation's bylaws; and
  - ii) Other assets, if any, shall be distributed in accordance with the Articles of Incorporation and bylaws to the extent that the Articles of Incorporation or bylaws determine the distributive rights of, or provide for distribution to others; and any remaining assets may be distributed to such persons, trusts, societies, organizations, or domestic or foreign corporations as may be provided in this Plan after satisfying or providing for sufficient reserves for liquidating expenses.

5. Filings with the Georgia Secretary of State. An authorized officer of the Corporation shall execute and deliver the Notice of Intent to Dissolve and the Articles of Dissolution to the Georgia Secretary of State for filing in accordance with §14-3-1404 and §14-3-1409, respectively, of the Code.