In acknowledgement to the community that has worked to bring Fort McPherson Community Action Plan to life.
Partners For 100 Years

Presented to MILRA and Tyler Perry Studios
We are committed

- Collective Win
- Full Stakeholders
- The betterment of our collective communities
- Actively engaged in the redevelopment

That is why we say.........
“As goes Fort McPherson so goes this part of town.”

- This was our first true agreement
“Let's think big, and let's think long term.”

- This was our second agreement
“It’s about the neighborhoods we represent and not about our own personal interest.”

- Our most important agreement
Tonight

We are asking MILRA to sincerely represent these 17 neighborhoods on decisions that will impact our families for the next 100 years.

It is more than just the “Deal”!

We consider ourselves Full Stakeholders.
Looking for Examples of Success

Inclusive of the neighbors in the process

Where the decisions do not adversely impact the health of the community

Designed to be financially sustainable
Transfer Fee as a Model to Fund: Fort McPherson Partnership for Better Communities

- Safety, Security & Well Being
- Economic Development & Entrepreneurship
- Real Estate and Community Need
- Communications & Future Dialogue
Transfer Fee as a Model to Fund: Serenbe Arts Institute

3% → Serenbe Playhouse

Serenbe Photography Center

Artist in Residence
Fort McPherson Partnership for Better Communities

- MILRA ensures buyer pays a contribution of 3% for all future sales - attached to deed
- Developers’ buyer to contribute 3% of the purchase price and 1% of any future resales
- Communities to contribute through dues, grants, etc.
- Neighborhoods, MILRA & Developers appointed board
Four Areas of Focus

Concerns & Solutions
Safety, Security & Well Being

Concerns - “Some neighbors feel unsafe in their own neighborhoods.”

- Criminal activity happens in surrounding communities of Fort McPherson.
- Criminals take advantage of poor community lighting.
- Financial institutions and businesses practice Red Lining in the area.
- Fort McPherson’s metal wall adds to the perception that the community is unsafe and a high crime area.
> Safety, Security & Well Being

Solution - Connected Surveillance Cameras, Improved Lighting, Police Presence
> Real Estate and Community Need

Concerns

- Many did not make the transition from the manufacturing economy to the technology economy.
  - Need to move people toward the type of education and training to be valuably employed.

- The community is still suffering from the effects of mortgage fraud and the economic downturn.
  - Need a system for blighted property to be restored that stabilizes the neighborhoods, increases home equity, and retains neighborhood value.
Real Estate and Community Need

South Atlanta Community Resource Center (SACRC)
> Real Estate and Community Need

**Solution** - Fund Assessment of Vacant and Abandoned Community Land

(17 neighborhoods)
Economic Development & Entrepreneurship

Concerns

- A significant portion of the community is unemployed or underemployed.
  - There is an imbalance of skillsets and the types of jobs that are currently available in our community.

- USDA has designated this area as a Food Desert.
  - It is simply difficult to buy affordable or good-quality fresh food.
Economic Development & Entrepreneurship
> Communications & Future Dialogue

Concerns

- There could develop diminished communication, or even miscommunications, between MIRLA, Fort McPherson developers and the community over time.

- A “Veil of Silence” is feared after a MILRA/developer “deal” closes.

- There needs to be developer representation on the CES.
Communications & Future Dialogue

Solutions - “All Developers become true neighbors.”

A low cost way to keep the community in the loop.

Pull up a seat.
Thank You
&
We’re Counting on You.

Any Questions?