

Board of Directors Meeting
August 25, 2014

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Monday, August 25, 2014 at 1794 Walker Ave. Atlanta, GA 30310.

Board Members:

Felker Ward, Jr., Chairman
Kenneth Deleon
Ayesha Khanna
Chandra Houston
Brian McGowan
Thomas Weyandt
John Eaves

Staff, Legal Counsel and Others:

Jack Sprott, MILRA
Sandra Tennyson, MILRA
Darlene Hawksley, MILRA
James McCormick, MILRA
Ken Neighbors, Attorney, Greenberg Traurig
Michael King, Attorney, Greenberg Traurig
Kristen Brooks, Attorney City of Atlanta
Darryl Carver, Office of Chairman Eaves, Fulton County
Jocelyn Bivens, City of Atlanta Council Staff
Senator Vincent Fort, District 39
Michelynn Carellas, BRAC

Ex-Officio:

Joyce Sheperd, Atlanta City Councilmember
Nan Orrock, State Senator, District 36
Simone Bell, State House of Representative

Guests:

Brian Hooker
Ralph Brown, BDG
Jim Elgar, Office of Ceasar Mitchell
Starlyn Baxter, ACU
Chris Archer
Alan Travis, BOR
Rudolph Bailey
Louvenia Gate, OCCO
Jennifer Dixon, GA SHPO
Glenda Knight, MACC
Allean Brown, SW ATL
James Harris, Capital View

Patrick Broadus, Up2par Golf
Shelly Feant, COA
Steve Foster, GA Power
Shirley Ashanti
Steve Williams
Teague Paulk-Buchanan
Chioke Perry, OCCO
N. Maddox, OCCO
Gamba Stewart
Maria Saporta, Atl, Biz Chronicle
Dianese Howard, MILRA CES WSCO
N'ya Newsome, Sunbelt Rentals
Amy Johnson, OCCO
Edward Powers, Hope Atlanta
Kay Wallace, West End
Checha Reddy, West End
Judy Walker, OCCO
Barbara Patton, ACU
Matt Corbett
Bruce Gunter PRI
Larry Humphrey
Eugene Coleman
Juanita Crater
Charles Crater
Ruby Simmons, NPU-S
E. Faircloth, Stand-Up

Chairman Ward called the MILRA meeting to order at approximately 1:00 PM

Announcements and Welcome:

Chairman Ward thanked the audience for their continued support and welcomed them to the meeting and proceeded to give the audience a brief history on how MILRA got to where it is today in reference to the pending negotiations between The US Army, MILRA and Tyler Perry Studios.

Approval of Agenda:

Chairman Ward recommended the approval of the agenda. Thomas Weyandt made a motion to approve and it was seconded by Brian McGowan. Approval was unanimous.

Approval of the Minutes:

Chairman Ward recommended the approval of the August 8, 2014 Minutes. Kenneth Deleon made a motion to approve and it was seconded by Brian McGowan. Approval was unanimous.

Item No. 4: Homeless Provider Engagement Subcommittee Report:

Ayesha Khanna gave an update on the Homeless Providers requirement and discussed the goals of and for the homeless providers as federally mandated by the McKinney Act.

Ms. Khanna stated that a HUD application was submitted in 2007 and approved in 2011 and under this approved proposal there will be 216 units on site, 95 will be constructed over time and an additional 125 units will be off site making that a total of 341 units upon completion.

Ms. Khanna stated there has been a subcommittee established consisting of a diverse group of people and the list of the subcommittee members are listed below:

- Ken Neighbors, MILRA Board Member, Aux Lt., Carver Police Dept.
- Charles Edward, Blue EarthNetwork
- Steve Foster, Georgia Power, Community Economic Development
- Jack Hardin, Rogers & Hardin, LLP
- Chandra Houston, MILRA Board Member and Gluvana Gluten-Free Foods
- Ayesha Khanna, MILRA Board Member, Committee Chair and Points of Light
- Carol Naughton, Purpose Built Communities
- Molly Taylor, Metro Chamber of Commerce
- Joyce Sheperd, MILRA Board Member and Atlanta City Councilmember, District 12

Ms. Khanna stated that they have been working with the providers for the past 8 years and that each provider is familiar with the guidelines set by HUD and the McKinney Act and that each provider will be responsible for the renovation and maintenance of their individual facility. Also each provider will have the opportunity to remain or if they so choose they can opt out and another provider can take their place. Ms. Khanna stated a 90 day RFP to other providers will be posted in September.

Item No. 5: Economic Development Conveyance Application Report:

Mr. Sprott gave a brief yet thorough report on the Economic Development Conveyance Application Report. Mr. Sprott's report described the various tools that BRAC allows and emphasized that the EDC was the most advantageous. Mr. Sprott stated that the final EDC application was submitted on August 20, 2014.

He stated strongly that the new opportunity for development with Tyler Perry Studios was very compatible and consistent with the 2010 Master Plan.

Item No. 6: Community Engagement Subcommittee Report:

Councilmember Sheperd stated that the CES was established in 2010 to inform and engage the citizens of Atlanta and East Point with a special emphasis on those citizens living in the neighborhoods surrounding Fort McPherson. The CES sets up a collaborative process where members generally discuss, advise, communicate and give recommendations, in an advisory capacity, to the MILRA. She also stated that the CES is de-briefed on what is happening and what was discussed at the previous MILRA Board meeting and explaining that the CES meetings are generally held the day after the MILRA Board meetings.

Councilmember Sheperd stated that at the last CES meeting that she and Jack Sprott gave a brief synopsis on what was discussed at the last MILRA board meeting in reference to the Tyler Perry Studio deal. Councilmember Sheperd distributed a copy of the Minutes to the board for their perusal and she made mention that the CES Minutes were yet to be approved. Councilmember Sheperd also made announcement to everyone in attendance that the next CES meeting would be held Wednesday, August 27, 2014 at the offices of MIRA at 5:30pm.

Item No. 8: Deliberation Regarding Acquisition of Interest in Real Estate; Existing Litigation and a Personnel Matter:

Chairman Ward made an announcement to move into Executive Session and read the following statement.

“Ladies and Gentleman:

In accordance with O.C.G.A. SECTION 50-14-4(B), a quorum of the McPherson Implementing LRA is present and will enter into executive session by a majority vote. The purpose for the closed session is for members to (1) deliberate regarding the acquisition of interest in real estate, (2) receive Attorney-Client Communication concerning active litigation, and (3) discuss personnel matters. The specific reasons for the closed session will be entered in the official minutes and a notarized affidavit will be executed stating that the executive session was devoted to matters within the exceptions provided by law.”

After Chairman Ward read the statement, Brian McGowan made a motion to approve and it was seconded by Kenneth Deleon. Approval was unanimous.

The Board went into Executive Session for approximately 1 hour and 03 minutes. Chandra Houston made a motion to end the Executive Session and it was seconded by Brian McGowan. Approval was unanimous.

After the Executive Session ended Chairman Ward asked that the meeting be reopened to the public. Brian McGowan made a motion to approve and it was seconded by Thomas Weyandt. Approval was unanimous.

Motion to Amend the Agenda to take Action on Personnel Matters:

Thomas Weyandt made a motion to amend the Agenda in order to add two personnel matters on the Agenda for action. This motion was seconded by Brian McGowan. Approval was unanimous.

The first Agenda item added related to the retirement of Jack Sprott. Thomas Weyandt made a motion to authorize the Chairman to accept Jack Sprott's retirement and to enter into a consulting agreement during the transition period for the New Executive Director. It was seconded by Kenneth Deleon. Approval was unanimous.

The second agenda item was to accept Brian Hooker as the new Executive Director for McPherson Implementing Local Redevelopment Authority. Chandra Houston made a motion to accept Brian Hooker as the new Executive Director for McPherson Implementing Local Redevelopment Authority. It was seconded by Brian McGowan. Approval was unanimous.

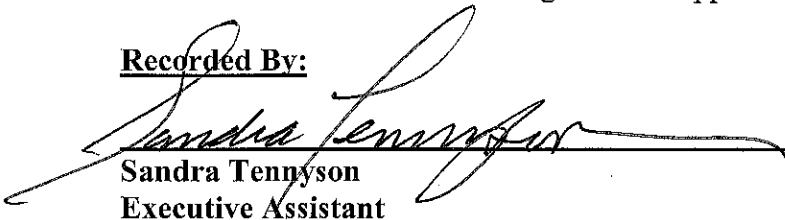
Public Comments:

Chairman Ward invited public comments and a number of people took advantage of the opportunity to speak.

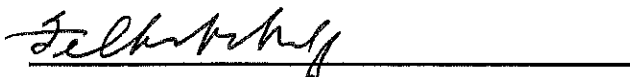
Adjournment:

Kenneth Deleon made a motion to adjourn; it was seconded by Ayesha Khanna. Approval was unanimous. The MILRA meeting ended at approximately 4:33pm.

Recorded By:


Sandra Tennyson
Executive Assistant

Approved By


Jack Sprott, Felken Wang
Executive Director CHAIR

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 McPherson Implementing Local Redevelopment Authority (the "Authority") held on the 25th day of August, 2014.

- (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 25th day of August 2014 which was closed for the purpose of:

X DELIBERATION REGARDING PERSONNEL MATTER

X DELIBERATION REGARDING ACQUISITION/DISPOSITION OF INTEREST IN REAL ESTATE
(To be spread on minutes upon conclusion of disposition of interest in real estate)

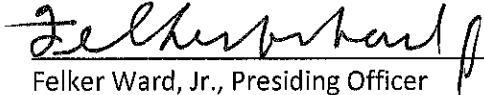
X DELIBERATION REGARDING EXISTING LITIGATION

ATTORNEY-CLIENT COMMUNICATION

as allowed by *O.C.G. A.*, Title 50, Chapter 14 and was devoted to matters within those exceptions and as provided by law.

(4) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4(b) that such an affidavit be executed.

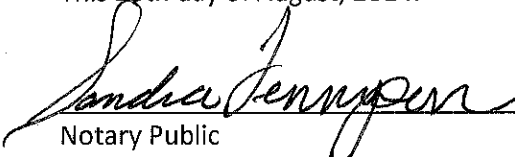
25th day of August, 2014.




Felker Ward, Jr., Presiding Officer

Sworn and subscribed before me
This 25th day of August, 2014.

Witnessed:



Notary Public (SEAL)



Witness

*my Commission expires
5/17/2015*