

**Community Engagement Subcommittee Meeting Minutes**  
**October 28, 2015**

The Community Engagement Subcommittee was held on October 28, 2015 in the MILRA offices at 1794 Walker Avenue SW, Atlanta, GA 30310.

**ATTENDEES:**

Subcommittee Members:

Councilmember Joyce Sheperd – Committee Chair  
Gamba Stewart, Sylvan Hills  
Shirley Gomez, Venetian Hills  
Michael Hopkins, NPU-X  
Ricardo Jacobs, NPU-R  
Glenda Knight, MACC  
Roslyn Baughn, CANO  
Allean Brown, NPU-S

**ALTERNATES:**

Lela Randle, Oakland City  
Robbie Hunter, NPU-S

**EX-OFFICIO:**

N/A

MILRA Board

Staff:

Pete Hayley, MILRA  
Sandra Tennyson, MILRA  
Jocelyn Bivins, Councilmember Sheperd's Office  
Dale Royal, Invest Atlanta

Guests:

17

Joyce Sheperd, Councilmember for District 12 and Chair of the Community Engagement Subcommittee, welcomed the members and guests to the October 28, 2015 MILRA CES meeting. Although a quorum was not present, discussions began with updates.

**Approval of September 23, 2015 Minutes:**

The minutes were not approved since a quorum was not present.

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**Updates and Information:**

- **Fort MAC Fall Festival** was held on October 24<sup>th</sup> for the purpose of engaging the community and to collect more data for Oakland City-McPherson LCI study. The festival included a tour of the property owned by MILRA, an opportunity to record history and stories about the military base, food, entertaining, as well as an opportunity to provide input to further define the needs in the community. It was a huge success as expressed by several CES members and Councilmember Sheperd. Special appreciation was expressed for the planning committee chair Allean Brown, Gamba Stewart, James Harris, Jocelyn Bivins, Kyeron Simmons, Barbara Washington, Tamie Cook, and other community members who volunteered.

Deanna Murphy with the Sizemore Group continued with an update on the data gathering process. As of this meeting, over 400 responses were collected and they have completed about 1/3 of the surveys and interviews required for the November 17<sup>th</sup> work session. In addition to community input, business and churches were contacted in the target area.

- **New Market Tax Credits Financing for the Tyler Perry Studios** request was presented by Dale Royal with Invest Atlanta. Dale explained that the Federal government offers tax breaks to investors in exchange for investing in the community. The project is eligible because of its location, jobs and the diversity of jobs ranging from low end construction to high end technical. Some examples of projects completed using new market tax credit funding include the old Macy's Building, Grady Hospital expansion and the Flat Iron Building.

The property owned by TPS requires upgrading of the infrastructure before any build out and development. TPS submitted a request for tax credits to assist with financing the project. The \$75M project will include the old Army office buildings, building sound stages and other improvements.

Dale introduced Ron Newsome from Stonehenge Capital and Ms. Nancy Flake Johnson, president of Urban League. Stonehenge Capital has expertise in structured tax credit financing in areas such as affordable housing/low-income housing tax credits, brownfield remediation, community development, historic rehabilitations, and motion picture/film productions. Ms. Nancy Flake Johnson stated that the Urban League has over 95 years with experience with pathways to financial empowerment and employment. Stonehenge Capital works with TPS

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and the Urban League to ensure the focus area gets opportunities for some of the jobs that will be needed at the Tyler Perry Studios. Examples are permanent unskilled labor including but not limited to tour guides, maintenance, and construction work.

The Urban League will identify types of jobs available, training needs and opportunities, business opportunities associated with the project, provide an outreach and communication plan, and report on progress to community engagement subcommittee.

Completion of the financing is targeted for early next year with identification of who the partners are.

Several of the CES members expressed concerns about moving forward with the NMTC when TPS has not fulfilled its commitment to provide a line of communications to the community regarding TPS's project and plans.

**Public Comments**

One person signed up to make comments but indicated that their concerns were addressed during earlier discussions.

Meeting with adjourned at 8:20pm.