

Community Engagement Subcommittee Meeting Minutes
March 24, 2021

The Community Engagement Subcommittee was held on Wednesday, March 24, 2021, via Zoom video conference.

ATTENDEES

Subcommittee Members:

Councilmember Joyce Sheperd – Committee Chair
Ricardo Jacobs, NPU-R
Roslyn Baughn, CANO
Corliss Claire, Adams Park
Allean Brown, NPU-S
Ruben Burney, Perkerson Neighborhood
Tamie Cook, Colonial Hills-EP
Michael Frierson, Villages of East Point
James Harris, Capitol View
Judy Walker, Oakland City

Alternates: Robbie Hunter, NPU-S
Allison Hathaway, Pamona Park
Kyle Lamont, Oakland City
Peter Soder, CANO

Ex-Officio: N/A

Fort MAC LRA Board: Cassius Butts, Chairman
Young Hughley, West View &PAAC Chair

Staff: David Burt, LRA
Jocelyn Bivins, Councilmember Sheperd Office
CeCe Ross, LRA
Sandra Tennyson, LRA
Robert Mosby, LRA
Joyce Allen, LRA
Pete Hayley, LRA
Mark Hayes, LRA

TPS: Jessica Hardaway, Director Communications & Engagement

ULGATL: N/A

Fulton County Office of Marvin Arrington: N/A

A2D, Inc.: N/A

Office of Park Cannon Georgia House D58: Kipling Dunlap

Guests: 21 (Steve Williams , Christi Peters, Carrie Zeigler +18)

Councilmember Joyce Sheperd welcomed the members, partners and guests to the CES Meeting via Zoom on March 24, 2021. With a quorum present, the agenda was

Community Engagement Subcommittee Meeting Minutes March 24, 2021

approved unanimously with a motion by R. Burney and a second by R. Jacobs. Chair Sheperd introduced Michael Frierson for Villages of East Point.

Approval of Minutes: February 24, 2021 The February 24, 2021 meeting minutes were unanimously approved with a motion by K. Lamont and second by Tamie Cook. Approved minutes will be posted on the Fort MAC LRA website, www.FortMacLRA.com.

Presentations

N/A

Fort MAC LRA Board Updates

Councilmember Sheperd, Chair, acknowledged the attendance of LRA Chairman, Cassius Butts. Chairman Butts expressed appreciation for the continued work and support of Councilmember Sheperd and the LRA staff during the pandemic.

David Burt, LRA Executive Director continued by providing an update on the financials:

1. The audit of the LRA financial statements for fiscal year 2020 was recently completed with no issues identified. The staff is working on the first draft of the budget for fiscal year 2022. The initial draft shows the financials in good standing. By the end of the current fiscal year, the City of Atlanta debt will be satisfied and the 14 +/- acres owned by the Army will be transferred to the LRA. Remediation of contaminants should be complete within 45+ days.
2. The sale of the FORSCOM building provided a positive impact on the financials along with parking income.
3. Property was sold to GDOT not Georgia Power. The sale of the small acreage will provide easement for the traffic light improvements along Lee St from guard station to Deschler. A closing date is pending.

Several CES members (Allean, Tamie, Robbie, Judy, James, others) expressed concerns and asked questions about the LRA property. The meeting continued with a robust dialogue including the sale of LRA property to TDJ REV (TD Jakes).

Questions and excerpts from the conversation are below:

1. Is the LRA seeking proposals for development plans via RFP?

David responded that if the Board decides to not move forward with working with TDJ REV, it is likely that the Board would issue an RFQ (Request for Qualifications) before issuing an RFP (Request for Proposals). David explained the difference between RFQ and RFP. The LRA prefers RFQ to solicit qualifications from interested parties before requiring them to spend a great deal of money on proposals.

**Community Engagement Subcommittee Meeting Minutes
March 24, 2021**

Requiring a full proposal as the first step could limit the number of developers who are willing to submit. The ROFO (Right of First Offer) that TPS has could also limit the number of interested developers.

2. **There was a concern voiced about community engagement with this potential project and whether community engagement will be done as with TPS and the process for follow through.** *Councilmember Sheperd emphasized that as a part of the negotiations with TDJ REV, the process will include a presentation to the community via the CES forum, NPUs and neighborhoods.*
3. **Is TDJ REV (TD Jakes) considering a design for all 144 acres or a portion?** *David responded it has not been determined.*
4. **Is TDJ REV (TD Jakes) aware of the status of the Homeless obligation and the potential development?** *Councilmember Sheperd stated that they are aware of the homeless commitment.*
5. **How will the land be developed?** *Councilmember Sheperd emphasized that the LCI Study was presented to them and it was made clear that they will need to support the plan.*
6. **Does the LRA have the Macauley plans?** *David stated that the LRA owns the plans. Councilmember Sheperd added that the LRA plans along with the LCI Study will be provided as agreed.*
7. **Is the VA acquiring more property?** *David's response was that there are no discussions at this time.*
8. **Is the LRA considered a separate neighborhood within NPU-S versus being included in the Oakland City Community?** *Councilmember Sheperd stated that she will investigate with COA Planning to make a determination.*
9. **There was some concern with this project regarding community interest such as jobs, community involvement and access.** *David responded that the LRA has made it clear to interested parties that a robust and sincere desire for engaging the community along with doing a development that works, speaks to needs and serves the community is expected. The LRA will ensure they are listening. Additionally, Councilmember Sheperd and David advised that the LRA will approve a schedule of engagement for communities if proposal moves forward.*
10. **Were other developers told about the possibility of a ROFO waiver?** *David's response, the ROFO is part of the discussion with any developers. TDJ REV worked with TPS on their own to receive a waiver from the ROFO. The ROFO belongs to TPS, so MILRA doesn't have any say in whether a waiver is issued.*
11. **Some LRA members visited the TD Jakes propert.. What were the highlights of the presentation that makes TD Jakes a good candidate?** *David said that the Potter's House development was his first real estate venture, and the building includes a full convention/conference center. He has also*

**Community Engagement Subcommittee Meeting Minutes
March 24, 2021**

developed a large neighborhood across the street from the Potter's House with plans for additional mixed-use development on the site. The tour also included an affordable housing development in Dallas that his team has been involved with. Members of his development team have developed a wide variety of housing, retail, and office across the nation. The TDJ team is looking to create more than a conventional real estate development at Fort Mac. Their goal is to create a community that also includes programs and opportunities for residents in the surrounding neighborhoods. During the tour, the TDJ team shared a great deal of information on the various programs that they have in place in Dallas.

In summary, Councilmember Sheperd explained that this development proposal will include partners with various skills from affordable housing, economic development, and various other skill sets including possible partners from the City of Atlanta.

Committee Reports

- **Public Arts Advisory Council (PAAC):** No report was provided.
- **Tyler Perry Studios:** Jessica Hardaway provided the following report:
 1. TPS partnered with Clark Atlanta University on a virtual event for students held on February 25th in celebration for Black History Month. It consisted of four panelists from TPS production side of the business, who are also Clark Atlanta University alumni.
 2. TPS will be partnering with Clark Atlanta University on a virtual event for students this upcoming Tuesday, March 30th in celebration for Women History Month. This panel event will feature women leaders from TPS.

Allean suggested that TPS consider including local film makers such as Althea Brown for their presentations.

- **Jobs Creation Taskforce:** No report provided.
- **Homeless Housing Committee:** Joyce Sheperd stated that the committee is still waiting for a meeting with HUD or a response regarding the unit obligations.

Unfinished Business

N/A

New Business

N/A

Community Engagement Subcommittee Meeting Minutes
March 24, 2021

Public and Additional CES Comments, Suggestions

1. James Harris suggested that CES members meet within the next 45 days to focus their concerns, vision, and develop talking points since the project could move very rapidly. The group worked on a collection of questions several years ago and he proposed something similar. Tamie Cook agreed and stated that she is available.
2. Councilmember Sheperd suggested that the LCI Study be forwarded to CES members for review and to assist with compiling their talking points. Councilmember Sheperd also noted in response to comment regarding all of Campbellton Road not being included in the study: *The LCI study was not intended to include all of Campbellton Road and mapping parameters were agreed upon.*
3. Steve Williams emailed PC requesting the meeting start a little later to allow for people still working to join the meeting. *Will be place on next agenda.*
4. Brian Beechwood commented that the VA Clinic be left alone in light of the potential development discussion, he is a vet. *David responded that the LRA has no control over VA property.*
5. David will send out LRA a map of LRA property remaining after the FORSCOM and TPS acquisitions.
6. Christi Peters, did the Prince Foundation go away along with the Macauley proposal? *Councilmember Sheperd replied yes.*
7. Carrie Zeigler, Jefferson Park commented that she had some concerns earlier and she is not ready to add more at this point.

Announcements:

N/A

Meeting Adjourned at approximately 7:05p.m.

Minutes Recorded by: Jocelyn Bivins, Councilmember Sheperd's Staff