

McPherson Implementing Local Redevelopment Authority

Board of Directors Meeting

December 17, 2015

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Thursday, December 17, 2015 at 1794 Walker Ave. Atlanta, GA 30310.

Board Members:

Felker Ward, Jr., Chair

Richard Holmes, Vice Chair

Sharonda Hubbard

Sondra Rhoades-Johnson

Meredith Lilly

Brian McGowan

Fletcher Thornton

Thomas Weyandt

Staff, Legal Counsel and Others:

Brian Hooker, MILRA

Sandra Tennyson, MILRA

Denise-Perkins Griffith, MILRA

Pete Hayley, MILRA

Robert Mosby, MILRA

Yvette Moore, MILRA

Corin Hooper, MILRA Fellow

Peter Andrews, Attorney, Greenberg Traurig

Guests:

Lauren Horn, TIKIGAQ

Joel Caldwell, GA Stand

The Chairman called the MILRA meeting to order at approximately 1:04 P.M.

Announcements and Welcome:

The Chairman thanked the audience for their continued support and welcomed them to the meeting. The Chairman reminded the audience about the sign-in-sheet for public comment and stating that only those who have signed in on the Public Comment Sheet will be called on to address the Board.

Approval of Agenda:

The Chairman recommended the approval of the agenda. Sondra Rhoades-Johnson made a motion to approve and it was seconded by Brian McGowan. Approval was unanimous.

Approval of the Minutes:

The Chairman recommended the approval of the November 19, 2015 minutes. Brian McGowan made a motion to approve and it was seconded by Richard Holmes. Approval was unanimous.

Public Comment:

No one had signed in for Public Comment.

Item: 5: Executive Director Report:

Mr. Brian Hooker, Executive Director, gave a brief yet thorough report to the board stating that 2015 has been a pivotal year in the history of Fort Mac LRA and for the surrounding community. Mr. Hooker thanked the board for their continued guidance and support. He also highlighted the year's accomplishments which included the following:

- Closing the transaction with the US Army which included the successful completion of the EDC application, purchase of the post from the Army, subsequent closing of the deal with Tyler Perry Studios, and a negotiated tri-party agreement between the VA Medical Center, TPS, and Fort Mac LRA.
- Addition of new Board committees and reorganization of staff.
- Completion of several years of audits.
- New website and updates to social media.
- ULI TAP, sponsored by Georgia Power.
- LCI Study update, sponsored by ARC and Invest Atlanta, with additional support from Councilmember Joyce Sheperd.
- LCI receipt of more than 600 surveys.
- Community Engagement Subcommittee presentation to Tyler Perry.
- Huge success of the Fall Festival.
- Press coverage transitioning from negative to positive in the AJC, Atlanta Business Chronicle, Creative Loafing and Georgia Trend

And last but not least our own Chairman Mr. Felker Ward was chosen as one of the most outstanding Directors of the year.

Item No. 6: Resolutions-Intergovernmental Agreements:

Mr. Hooker presented the Intergovernmental Agreement between the Atlanta Development Authority D/B/A Invest Atlanta and the McPherson Implementing Local Redevelopment Authority of Atlanta for the Oakland City/Lakewood Livable Centers Initiative as well as the Intergovernmental Agreement between the Atlanta Development Authority and D/B/Invest Atlanta and the McPherson Implementing Local Redevelopment Authority of Atlanta for Sayers Road Extension.

Approval of Item No. 6:

The Chairman recommended the approval of the Intergovernmental Agreement between the Atlanta Development Authority D/B/A Invest Atlanta and the McPherson Implementing Local Redevelopment Authority of Atlanta for the Oakland City/Lakewood Livable Centers Initiative. Mr. Thomas Weyandt made a motion to approve and it was seconded by Ms. Sondra Rhoades-Johnson. Approval was unanimous.

The Chairman also recommended the approval of the Intergovernmental Agreement between the Atlanta Development Authority D/B/A Invest Atlanta and the McPherson Implementing Local Redevelopment Authority of Atlanta for Sayers Road extension. Mr. Richard Holmes made a motion to approve and it was seconded by Mr. Thomas Weyandt. Approval was unanimous.

Item No.7: Finance Committee Update:

Mr. Richard Holmes gave a brief update to the board on items discussed during the Financial Committee meeting. Mr. Holmes reported that Mr. Robert Mosby informed the committee that they were moving to a more reader friendly format for presenting the financial updates to the board. It was mentioned that the Procurement Policy was anticipating minor changes but to be mindful that the policy is still in line with Federal, State and City guidelines and that Chairman Watson is asking for board members to take a look at the new Procurement Policy for their feedback and suggestions and to be ready to approve the new Procurement Policy at the next MILRA board meeting. Mr. Holmes informed the board that the final audit report was given to the Finance Committee by Mr. Gregory Ellison of Banks, Finley, White & Co., for 2015 and no audit findings were reported. Mr. Holmes then asked the board to accept the Audit Report as presented to the Finance Committee.

Approval of Item No. 7:

Mr. Brian McGowan made a motion to accept the Audit report as reported and it was seconded by Mr. Thomas Weyandt. Approval was unanimous.

Item No. 8: Development Committee Update:

Mr. Weyandt of the Development Committee reported to the board that staff would report to the chairman of the Development Committee any significant activity or deals prior to finalization so in return it could be reported to the board. Mr. Richard Holmes had concerns about the confidentiality aspect of any deal(s) that maybe in the making, Mr. Hooker stated that they are working on how to handle confidentiality. Mr. Weyandt referred the board to the guidelines that were established by the Development Committee, noting that the committee would always be the channel of any deal coming to the board and that they had a pretty good process in place.

Item No. 9: Update to Enabling Legislation:

A presentation was made at the Development Committee meeting on December 4, 2015 by Attorney Kenneth Neighbors in reference to core redevelopment powers as granted to it under the enabling legislation adopted by the Georgia General Assembly which created the McPherson Implementing Local Redevelopment Authority (Ga. L. 2008, p. 4328). Mr. Hooker asked for board approval to pursue minor changes to the enabling legislation. A handout by Greenberg Traurig was distributed to the committee outlining the specifics of the proposed updates to the legislation.

Approval of Item No. 9: Update Enabling Legislation:

Mr. Thomas Weyandt made a motion to approve and it was seconded by Mr. Brian McGowan. Approval was unanimous.

Item No. 10: Resolution- License Agreement:

Mr. Brian Hooker stated that there exists a high demand from television and the film industry for on-location filming on the Fort Mac LRA property, and that our attorneys have confirmed that such use is not in conflict with TPS's film studio use exclusivity. Further he noted that engaging these production companies bring the benefit of an active use to the property, generating income in a manner that does not hinder or interfere with the long term development of the property. Staff and counsel have determined that when entering into a deal with prospective film agents, the real estate license agreement should not exceed a period of ninety (90) days. Mr. Hooker asked for board approval to execute any such license agreements.

Approval of Item No. 10: Resolution- License Agreements Authority:

Ms. Sharonda Hubbard made a motion to approve the Authority to Execute License Agreements and it was seconded by Mr. Fletcher Thornton. Approval was unanimous.

Item No. 11: Presentation- Caretaker Transition

Mr. Brian Hooker, Executive Director and Ms. Yvette Moore, Asset and Property Manager for MILRA gave an update on the Caretaker transition for Landscape and Security of MILRA stating that TIKIGAQ services will be terminated January 15, 2016 and after posting a RFP for both landscaping & security services and having pre-conference meeting with several interested firms, the selective landscaping firm was WCC Landscaping & Maintenance and the security firm selected was International Security Agency, ISA was chosen overall by the selection committee. A PowerPoint presentation was presented to the board comparing the current expense of the two and what the new cost would be with the newly selected companies. Mr. Richard Holmes stated that since one of the contractor's selected did submit the lowest bid that he would like to have it clearly documented as to why the company with the lowest bid was NOT selected.

The contract comparison is as follows:

Total Current Caretaker amount \$157,060.78 monthly and the new monthly contract amount will be \$90,250.00, resulting in a total monthly reduction of \$66, 810.78.

Mr. Hooker asked for board approval on both companies selected by the Selection Committee.

Approval of Item No. 11: Caretaker Transition:

Mr. Thomas Weyandt made a motion to approve International Security Agency for security services and it was seconded by Brian McGowan. Approval was unanimous

Item No. 12: Resolutions- Landscaping & Security Contracts:

Mr. Brian Hooker discuss the Resolution of the Members of the McPherson Implementing Local Redevelopment Authority Agreement between McPherson Implementing Local Redevelopment Authority and WCC Landscaping & Maintenance for landscaping services to the board outlining the specific landscaping services agreement, which included some of the following; payment, schedule, deliverables and Fort Mac LRA responsibilities to the contractor.

Mr. Hooker also discuss the Resolution of the Members of the McPherson Implementing Local Redevelopment Authority and International Security Agency, Inc., for Security Services which included scope of work, payment terms and other services as well as Fort Mac LRA responsibilities to the contractor.

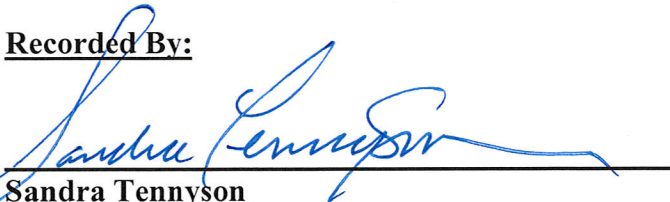
Approval of Item No. 12: Resolutions-Landscaping & Security Contracts:

Mr. Brian McGowan made a motion to approve the Resolutions-Landscaping & Security contracts and it was seconded by Ms. Sondra Rhoades- Johnson. Approval was unanimous.

Adjournment:

Richard Holmes made a motion to adjourn; it was seconded by Fletcher Thornton. Approval was unanimous. The MILRA meeting ended at approximately 2:50pm.

Recorded By:



**Sandra Tennyson
Executive Assistant**

Approved By:



**Brian C. Hooker
Executive Director**