

McPherson Implementing Local Redevelopment Authority

Development Committee

October 15, 2015

A meeting of the Development Committee of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Thursday, October 15, 2015 at 1794 Walker Ave. SW, Atlanta, GA 30310.

Board Members:

Thomas L. Weyandt Jr., Chairman

Brian McGowan

Staff, Legal Counsel and Others:

Brian Hooker, MILRA

Sandra Tennyson, MILRA

Denise-Perkins Griffith, MILRA

John Schindler, MILRA

Pete Hayley, MILRA

Robert Myrick, MILRA

Kenneth Neighbors, Attorney, Greenberg Traurig

Amy Stinson, HL Strategy

Guests:

Armeater Boatwright, Brace Mobility, Community Relations Director

Dr. Cameron, Link Central Wellness

Prentiss Davis, D-One Security

Tryphenia Jones, Citizen Morris Brown

Yamesia Sims, LCakes Couture

C. Shalom Johnson, Oakland City

Michael Amos, Promaker

Len Gough, Promaker

Clinton Browning, GA Production Alliance

Gene Kansas, Gene Kansas Commercial Real Estate

Brad Shaw, JBS

Ryan Gravel, Sixpitch

The Chairman called the MILRA meeting to order at approximately 1:27 P.M. It was determined that a quorum was not present and the Chairman stated that he would move on informally with the agenda without approval.

Announcements and Welcome:

The Chairman stated this was the first meeting of the Development Committee and that it has to define its own objectives for what the Development Committee wants to accomplish and to set a more regular meeting schedule.

Approval of Agenda:

Approval of the Agenda did not take place because a quorum was not reached.

Public Comment:

The Chairman invited public comment and one audience member spoke.

Item: 4: Planning Activities Update:

Mr. Brain C. Hooker, MILRA's Executive Director, stated that we are currently under an extensive planning process. Due to a generous grant from Georgia Power MILRA was able to engage the Urban Land Institute's technical assistance panel or TAP to do an initial view of the market opportunity at the Fort Mac property. The report has been completed and distributed to MILRA's Board and to members of the Community Engagement Subcommittee. It is being used as input for the next planning study, the Oakland City/Fort McPherson Livable Centers Initiative update. MILRA is leading this study on behalf of the City of Atlanta the scope has been broadened to not only include Fort Mac but also a total of 1300 acres that stretches along the Lee Street corridor to the Atlanta Beltline at the Old State Farmers Market. This study was made possible by a grant from the Atlanta Regional Commission with support from Invest Atlanta along with support from Councilmember Joyce Sheperd and Councilmember Cleta Winslow. The study is underway and the 1st community participation meeting was held on October 1, 2015, the next one will be held Saturday, October 24th as part of the Fort Mac a Fall Festival and all are invited to come out to participate. The next community participation meeting will be held on November 17, 2015 and the final one is scheduled for January 27, 2016 where the plan will be revealed.

Mr. Pete Hayley, MILRA's Program Manager, reported that the Community Engagement Sub-committee met on Tuesday, October 6, 2015 for the purpose of commenting on the Urban Land Institute's TAP study. Mr. Hayley stated that there was good participation from the community and the discussion was productive. The group discussed the various topics and the SWOT analysis in the study with only minor suggestions.

Mr. Hayley, also reported on the first community engagement for the LCI study, which was held on Thursday October 1, 2015 at James Orange Park and that approximately 80 participants who heard the presentation from our consultants and they were active participants in reviewing the study area maps and sharing their thoughts on what they felt was needed in the community.

Item No. 5: Discussion- Committee Charter:

Mr. Weyandt, gave a brief synopsis of the Charter for the Development Committee that was adopted by the Board and he stated that the responsibility of the Development Committee is to:

- Develop policies regarding real estate development which include planning and design, sales, leasing and financing agreements of property.
- To provide guidance on infrastructure development and funding
- To execute duties as delegated by the Authority
- Make regular reports to the Authority
- Periodically review and reassess the effectiveness of the Charter
- To maintain compliance with all open records and open meeting act requirements

Mr. Weyandt stated that there are a number of issues that the Charter is responsible for immediately and that is following the work of the LCI, financing, sales or leasing of property and the possibility of change in the legislation in order to move forward on some things. Mr. Weyandt also mentioned that he would like to have at the next meeting agendas for the next several meetings.

Mr. Brian McGowan stated that he would like to have a set meeting date for the meetings. And that he felt that one responsibility of the Development Committee is making recommendations to the board and executive committee on development of the property. Mr. McGowan stated that his background is economic development and he has done it for cities and states across the country and that he is looking forward to diving on with the development and that with the expertise of the new board members in real estate development he is quite excited about the committee and happy to serve on the it.

Item No. 7: Executive Session:

Chairman Weyandt, after consultation with Attorney Neighbors, convened an Executive Session meeting after reading the appropriate language which informed the public that the committee was doing so without quorum in order to hear discussion about the disposition of real estate. After clarification from Attorney Neighbors, the Chairman read the following statement.

“Ladies and Gentleman:

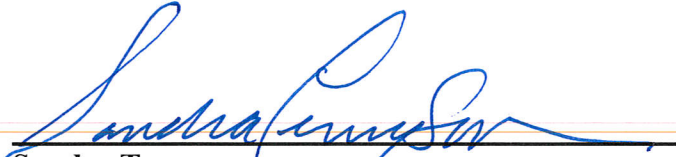
In accordance with O.C.G.A. SECTION 50-14-4(B), notwithstanding the lack of quorum, the members of the McPherson Implementing LRA Development Committee who are present will enter into executive session. The purpose for the closed session is for members to (1) deliberate regarding matters involving real estate. 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 the Chairman read the statement the Development Committee went into the Executive Session.

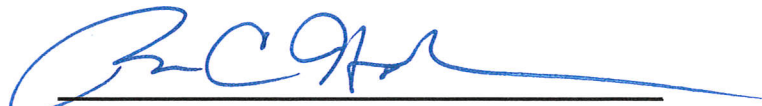
The Board went into Executive Session for approximately 1 hour and 40 minutes.

The Development Committee meeting ended at approximately 3:34 P.M.

Recorded By:


Sandra Tennyson
Executive Assistant

Approved By:


Brian C. Hooker
Executive Director

OPEN MEETINGS AFFIDAVIT

PERSONALLY APPEARED before the undersigned attesting officer, duly authorized to administer oaths, Thomas L. Weyandt, Jr., who, after being duly sworn in, deposes and on oath states the following:

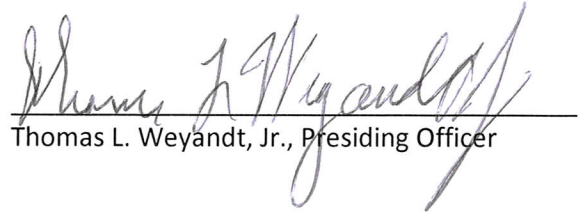
- (1) I was the presiding officer of the **Development Committee** of the McPherson Implementing Local Redevelopment Authority (the "Authority") held on the 15th day of October, 2015.
- (2) I have been advised that *O.C.G.A* § 50-14-4(b) requires that when any meeting of the Authority is closed in accordance 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 15th day of October 2015 which was closed for the purpose of:

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

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

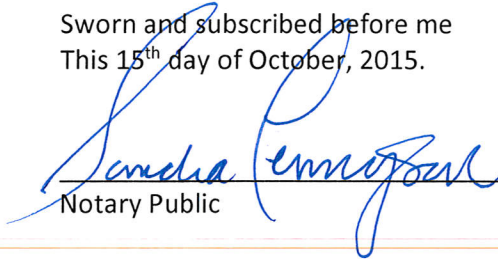
- (4) This affidavit is being executed for the purpose of complying with the mandate of *O.C.G.A.* § 50-14-4(b) that such an affidavit be executed.

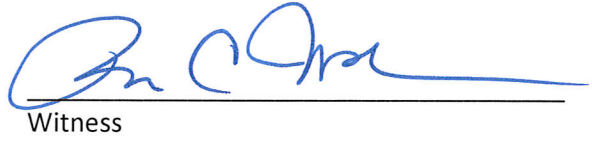
15th day of October, 2015.


Thomas L. Weyandt, Jr., Presiding Officer

Sworn and subscribed before me
This 15th day of October, 2015.

Witnessed:


Notary Public (SEAL)


Witness

*my Commission
expires on 4/22/2019*