



Development Committee Meeting
January 21, 2016

McPherson Implementing Local Redevelopment Authority

A meeting of the Development Committee of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, January 21, 2016 at 1794 Walker Ave. Atlanta, GA 30310.

Committee Members:

Thomas L. Weyandt Jr., Chairman

Other Board Members:

Sondra Rhoades-Johnson

Staff, Legal Counsel and Others:

Brian Hooker, Fort Mac LRA
Sandra Tennyson, Fort Mac LRA
Denise-Perkins Griffith, Fort Mac LRA
Arthur Mallard, Fort Mac LRA
Pete Hayley, Fort Mac LRA
Robert Mosby, Fort Mac LRA
Jeffrey Hicks, Fort Mac LRA
Joyce Allen, Fort Mac LRA
Tamara Felton-Howard, Fort Mac LRA Fellow
Jaimeisha Washington, Fort Mac LRA Fellow
Peter Andrews, Attorney, Greenberg Traurig

Guests:

Gamba Stewart, Sylvan Hills NA
Ben King, Noell Consulting
John Hardman, ULI
KB Yabuku, ULI
Charles Waller, Urban League of Greater Atlanta
L. L. Wise, Urban League of Greater Atlanta
Kyeron Simmons, Creative Minds Master Development

The Chairman called the MILRA Development Committee meeting to order at approximately 2:30 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 welcomed everyone to the meeting.

Approval of Agenda:

A quorum was not in place to approve the agenda.

Approval of the Minutes:

A quorum was not in place to approve the December 4, 2015 Minutes.

Public Comment:

The Chairman invited public comment and no one spoke.

Item: 5: Presentation & Discussion, Draft LCI Plan:

Mr. Brian Hooker, Executive Director of Fort Mac LRA, gave a brief introduction in reference to the LCI Study and the entities which included the City of Atlanta, Atlanta Regional Commission, GA Department of Transportation, and Beltline that contributed and made it possible for this study. Mr. Hooker then introduced Mr. Pete Hayley, the Project Manager with Fort Mac LRA, to give a brief update. Mr. Hayley stated that the kick off with the LCI was at the James Orange Community Center in which the community residents were able to hear and put their input into the project and at the Fall Festival in which over 400 people attended they were once again able to hear and express their concern and give input for their vision as to what they would like to have in their community, in conjunction with that they also sent out and received over 600 surveys from the communities. Mr. Hayley also stated that at the last Community Engagement Subcommittee meeting that those in attendance were able to see the first integration of what the plan looks like.

Mr. Hayley, introduced Ms. Deanna Murphy with the Sizemore Group whose company is working on the design portion. Ms. Murphy gave a presentation that laid out the project goals and described the LCI as planning grants for local governments and nonprofits to encourage mixed income live, work, play and shop activities. The plan also included improving accessibility by transit, roadways, walking and biking and to expand public outreach involving all the stakeholders.

Dr. Ashley Torrence with the Collaborative Firm, a member of the LCI study team focused on community outreach, spoke briefly highlighting some of the concerns of the citizens in the area and taking note as to what they would like to see in their communities/neighborhoods, She stated, for example, activities for youth and seniors, quality neighborhood services, public safety, improved medical and health services and more greenspace are just a few of their concerns.

Next was a presentation given by Mr. Ben King with Noell Consulting, Mr. King's firm concentrated on the marketing analysis for the community study, and determined that there is demand for over 190,000 square feet of retail in the study area. Last, Ms. Murphy returned and spoke on the connectivity to enhance the nodes around Oakland Drive, Murphy Avenue, University Avenue and Sylvan Avenue extension.

Item No. 7: Executive Session:

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

“Ladies and Gentleman:

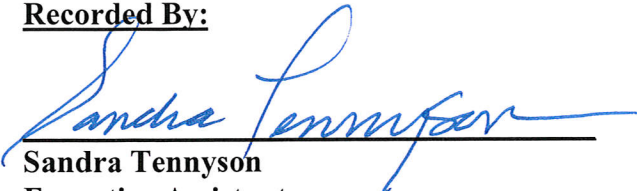
In accordance with O.C.G.A. SECTION 50-14-4(B), notwithstanding the lack of quorum, the members of the McPherson Implementing LRA Development Committee who are present will enter into executive session. The purpose for the closed session is for members to (1) deliberate regarding matters involving real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

The Committee went into Executive Session for approximately forty eight (48) minutes. After the Executive Session ended the Chairman asked that the meeting be reopened to the public.

Adjournment:


The Chairman ended the meeting at approximately 4:41 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 21st day of January, 2016.
- (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 to 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 21st day of January, 2016 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)

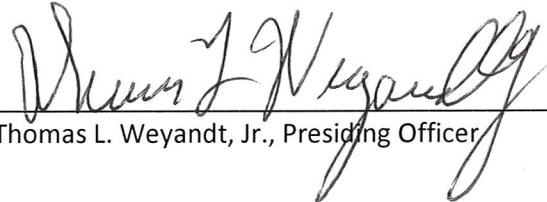
X DELIBERATION REGARDING EXISTING LITIGATION OR OTHER LEGAL MATTERS

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.

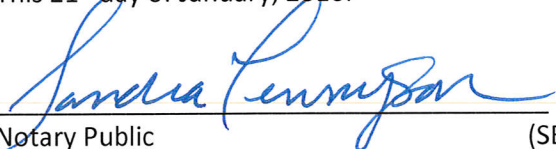
- (4) This affidavit is being executed for the purpose of complying with the mandate of *O.C.G.A.* § 50-14-4(b) that such an affidavit be executed.

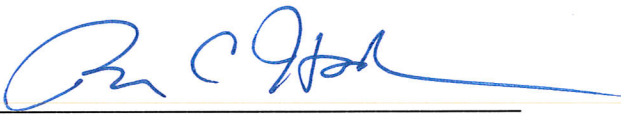
21st day of January, 2016.


Thomas L. Weyandt, Jr., Presiding Officer

Sworn and subscribed before me
This 21st day of January, 2016.

Witnessed:


Notary Public (SEAL)


Witness

my commission expires 4/20/2019