

McPherson Implementing Local Redevelopment Authority

Board of Directors Meeting

May 24, 2012

NO QUORUM PRESENT FOR THIS MEETING

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Thursday, May 24, 2012, at 1794 Walker Ave. Atlanta, GA 30310, the new office of the MILRA.

Board Members:

Felker Ward, Jr., Chairman
Richard Holmes
Kenneth Deleon
Chandra Houston
T. Rogers Wade

Staff, Legal Counsel and Others:

Jack Sprott, MILRA
Sandra Tennyson, MILRA
Darlene Hawksley, MILRA
Michael Lusk, MILRA
Ken Neighbors, Greenberg Traurig, LLP
Daniel H. Sherman, Greenberg Traurig, LLP
Kristen Denius, Assistant City Attorney, City of Atlanta
Jalal Slade, City of Atlanta, Office of the Mayor
Mike Carellas, BTC Fort Mac

Ex-Officio Members:

Councilmember Joyce Sheperd,
State Representative, Ralph A. Long
State Senator, Vincent Fort

Guests:

John Lessl, Rosser Intl.
Ulysses Mitchell, DOT
Jim Walden, Form Shield
Bendolyn H. Ricks, NPU-R
Starlyn Baxter, ACU
Carlos Collins, Atlanta City Council office of Councilmember Keisha Lance Bottoms
Bruce Gunter, PRI
Johnny Jackson
Sonja Strayhand, S. Contract
Amy Johnson, OCC/MACC
Stacey Jackson

Brenda Archie, Resident Inn by Marriott
Esther Evans
Sharon Tomlinson, Studio 11 Films
Pamela Newkirk, MACC
Tripp Cook, Tinson Corp.
Deborah Scott, Standup
Barbara Guillory
Kim Carter
John McMillion, DPD Group
James Weeker
Unice Weeks
Deborah Champagne
Linda Warp, J M Waller
Barbara Washington, City of Atlanta
Kevin Johnson, Invest Atlanta
Susan Bodane, ACU
Barbara Patton, ACU
Jesse J, Jenkins, JARU
Robert Martin
Jo G. Emerson, BHOA
Joseph L. Moore, BHOA
Al Murphy, FSC
Blake Lockhart, Reams Enterprise
AR-RA-UF Allah, Reams Enterprise
Daniel Whitner, Paiuate
Greg Shinkle, Atlanta Five
Geri Dodson, Aegate Ins. & Financial Group
Joel Baker AFRD
Brouaugh Bridges
Dianese Howard, WSCO
Keith Jones
Monica Robinson, Fulton County Health Services
Paul Brightbill, E.P. Colonial Hills
Connie N. Buchanan Community Advanced Practice Nurses

Chairman Ward called the MILRA meeting to order at approximately 1:03 p.m. It was determined that a quorum was not present and it was decided to go forward with the agenda items that did not require a vote by the board. Chairman Ward asked that the Board review the minutes and the agenda in anticipation of a formal vote when a quorum is achieved. A quorum was not achieved and all items requiring a vote were tabled to be voted on at the next scheduled MILRA Board meeting on Tuesday, June 19, 2012 at the new offices of the MILRA located on the base of Fort McPherson, 1794 Walker Avenue, SW, Atlanta, GA 30310.

Announcements and Welcome:

Chairman Ward thanked the audience for their continued support and welcomed them to the MILRA new office space. Chairman Ward introduced the board members and staff to the audience. He reminded the audience about the sign-in-sheet for public comment for non-board members and asking that anyone making a comment to the Board to please state their name, address and to limit their comment to three minutes.

Regular Session:

Item No. 4: Community Engagement Subcommittee Bylaws Amendments and Subcommittee Appointments:

Councilmember Sherperd stated that the subcommittee had met twice since the last MILRA Board meeting, March 22nd and April 18th. Councilmember Sheperd stated that she was proud of the committee and that it was a well rounded committee and it encompassed neighborhoods all around Fort McPherson.

Councilmember Sherperd stated that the Bylaws were created by the Board and once a year representatives from the surrounding communities are reappointed or a new representative is elected to serve on the Community Engagement Subcommittee by their ward as well as their neighborhoods and the responsibility of the elected representative is to share the information with their neighborhood or ward about what is going on inside and outside of the base and gives updates on what is discussed at the MILRA monthly meetings. Councilmember Sheperd also stated she has also given tours of the base for citizens in the area and that more tours are planned. Councilmember Sheperd announced that the next Community Engagement Subcommittee meeting would be held Wednesday, May 30, 2012 at 5:30 p.m., on the property of Fort McPherson at the offices of the MILRA and that Brian McGowan, President of Invest Atlanta is scheduled to be the guest speaker.

Item No. 6: Commissary Operations Concurrence:

Mr. Spratt stated a letter dated August 30, 2011, in response to concerns expressed by Georgia's Congressional Delegation, Under Secretary of Defense; Clifford L. Stanley approved continued operations of the Commissary at Fort McPherson for the term of one year while the new facility was being built at Dobbins Air Reserve Base. Mr. Spratt stated that the US Army BRAC office has requested an official position from the MILRA on the continued operations of the commissary at Fort McPherson and it is the recommendation of MILRA staff that the MILRA accept the commissary as a part of any transfer of property from the US Army under an EDC and allow continued operation of the commissary for a reasonable period of time under the terms of a lease-back agreement with the stipulation that the terms of the lease-back agreement will be negotiated in good faith between the MILA and DECA. Mr. Spratt stated that it is Staff's recommendation to concur with DECA's request to continue commissary operations at Fort McPherson; accept the commissary as a part of any transfer of property from the US Army under an

EDC; allow continued operation of the commissary for a reasonable period of time under the terms of the lease-back agreement under the condition that the terms of the lease-back will be negotiated in good faith between the MILRA and DECA.

Mr. Sprott stated that since there was not a quorum present this would have to be tabled until such a time when a quorum was present, Mr. Holmes concurred with this but suggested that a sunset clause be added.

A copy of the letter from Clifford L. Stanley to various Senators and U. S. House Representatives from Georgia was enclosed in the Board members handouts for their perusal.

Item No. 7: Veteran's Administration Project Update:

Chairman Ward asked that Mr. Sprott give a brief introduction about the guest speaker, Mr. Alvin Rosado, Acting Director at the Atlanta VA Medical Center. Mr. Sprott stated that Mr. Rosado oversees Engineering Service, Environmental Management Service, Logistic, Prosthetics, Safety, and Canteen Vending & Retail. Mr. Rosado gave a brief report on their plan to relocate their clinical services from East Point to the property at Fort McPherson in phases with anticipation of part of the clinic opening in June or July of 2012. Mr. Rosado stated that the design/build project would be built in phases and when complete, the clinic would provide primary care, mental health services, audiology and dental services and will be known as the Lawrence Joel VA Medical Center.

Item No. 10: EDC Transfer Negotiations:

Mr. Sprott stated that since the MILRA last meeting on March 13, 2012, that he, Chairman Felker Ward, Board Member Brian McGowan, State COO Bart Gobeil and others including representatives from Forest City-Cousins- Integral Team met in Washington, DC with representatives from the Department of Defense and the US Army's BRAC office to discuss preliminary terms and deal points for the transfer of the property.

Mr. Sprott stated that he thanked the Army for their patience and trust in proposing an expansion of the EDC to the MILRA. Mr. Sprott stated during the Washington meeting, Chairman Ward made it clear that, first and foremost our intent was to request the EDC for the total property. The balance of the meeting in Washington was the discussion of a framework for a transfer. Mr. Sprott then reviewed the proposed phasing of parcels.

In conclusion Mr. Sprott distributed a timeline for accomplishing an agreement with a Master Developer and finalizing "Deal Point" with the US Army.

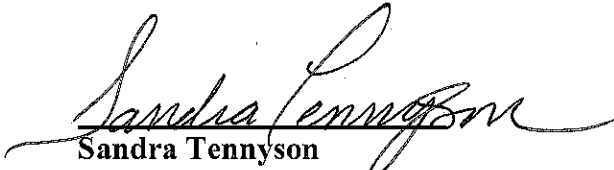
Public Comments:

Chairman Ward invited public comment and several audience members took advantage of the opportunity to speak.

Adjournment:

Chairman Ward adjourned the meeting at approximately 2:24 pm.

Recorded By:


Sandra Tennyson
Executive Assistant

6/19/12
Date

Approved By:


Jack C. Sprott
Executive Director