

McPherson Implementing Local Redevelopment Authority

Board of Directors Meeting

March 17, 2015

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

Board Members:

Felker Ward, Jr., Chairman
Chandra Houston, Secretary
John Akin, Treasurer
Kenneth Deleon
Meredith Lilly
Brian McGowan
T. Rogers Wade
Thomas Weyandt

Ex-Officio:

Joyce Sheperd, Atlanta City Councilmember

Staff, Legal Counsel and Others:

Brian Hooker, MILRA
Sandra Tennyson, MILRA
Darlene Hawksley, MILRA
James McCormick, MILRA
Peter Andrews, Attorney, Greenberg Traurig
Jocelyn Bivens, City of Atlanta Council Staff
Kimberly Carter, Office of Commissioner Camila Knowles

Guests:

Quintin L. Spann, GDOT Planning
Amy Stinson, HL Strategy
Ralph Brown, BDG
Jessica Lavandier, COA DPCD
Rodney Milton, COA DPCD
Stephanie Jones, J. W. Robinson & Associates
Ife Okwunadar, Chi Ife Production/United Way
Steve Williams, CV
Darrell Arnold, AES- The Landscaping Ground
Shantel Gilbert, geny
Ron Alston, SunTrust
Napoleon Wright, 2 Clarity
Carmalitha Gombs, TCF

Amanda Rhein, MARTA
Ernestine Faircloth, Stand-Up
Matt Garbett
Jon Tuley, ARC

The Chairman called the MILRA meeting to order at approximately 1:11 PM.

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 signed in on the Public Comment Sheet will be called upon to make comments. The Chairman also stated that anyone making a comment to the Board to please state their name, address and to limit their comment to three minutes.

Approval of Agenda:

The Chairman recommended the approval of the agenda. Thomas Weyandt made a motion to approve and it was seconded by Meredith Lilly. Approval was unanimous.

Approval of the Minutes:

The Chairman recommended the approval of the January 28, 2015 Minutes. Thomas Weyandt made a motion to approve and it was seconded by Kenneth DeLeon. Approval was unanimous.

Item No. 4: Executive Director's Report:

Mr. Hooker, stated that the redevelopment of Fort McPherson continues to move forward and that MILRA has yet to finalize the deal terms with the US Army and that the major stumbling block is the timing of clean up and the financial terms associated with the transfer of the environmental parcels, however, all parties have made progress towards a solution.

Mr. Hooker stated that the challenge is simply sorting out accountability for the cost and risk and that they are working with the Army and Tyler Perry Studios to address these concerns and to get conveyance as soon as possible and until those negotiations are completed we are unable to give a closing date at this time.

Mr. Hooker also reported that MILRA has been awarded an LCI planning grant by the Atlanta Regional Commission. The acronym LCI stands for (Livable Centers Initiative) and it is a program that awards planning grants on a competitive basis to local governments and non-profits organizations to prepare and implement plans for the enhancements of existing centers and corridors. The \$60,000 planning grant will be

matched by an additional \$50,000 from Invest Atlanta for a major update to the Oakland City/Lakewood LCI, including expansion to include the entire Fort McPherson site. Mr. Hooker reiterated that this among other benefits will position Fort McPherson and the surrounding community to compete for transportation funding that is critical to the larger revitalization vision and the City of Atlanta, MARTA, and the City of East Point will participate in the planning as well. Mr. Hooker gave a heartfelt thanks to ARC and Invest Atlanta for their support.

In conclusion Mr. Hooker stated that he has met with several commissioners, community leaders, served as a panelist on several organizations in the Atlanta Metro Area and looks forward to meeting with other entities within the surrounding communities.

Item No.5: Financial Update:

Mr. Hooker, gave a brief update on MILRA's cash balance, accounts payable and MILRA's current financial status based on a report that was included in the board members packets.

Item No. 6: Homeless Provider Engagement Subcommittee Report:

Ms. Meredith Lilly stated that on Monday, March 30, 2015 at 12pm, she would be hosting her first meeting for the McPherson Homeless Engagement Subcommittee and will attempt to finalize all participating Providers at this time.

Item No. 7: Community Engagement Subcommittee Update:

Councilmember Sheperd stated that at the last Community Engagement Subcommittee meeting there was the introduction of the newly appointed members to the CES board and that Mr. Hooker gave a brief update from the MILRA's Board, January 28th meeting.

Councilmember Sheperd also stated that the Ad Hoc Taskforce was still working on the final presentation for the Tyler Perry Studios and that the Ad Hoc members still had mixed feelings from the feedback from the MILRA Board Members, citing that the MILRA Board members did not respond to their needs-and their perception from the MILRA Board was a luke warm one.

In conclusion, Councilmember Sheperd stated that she did inform the Ad Hoc committee that their presentation must be finalized as soon as possible and that the next CES meeting would take place on Wednesday, March 25, 2015, from 6pm-8pm, here at the MILRA's office and all were invited.

Item No. 8: LCI Planning Grant Presentation:

Mr. Brian Hooker, Ms. Jessica Lavandier, with the City of Atlanta Planning Department and Ms. Amanda Rhein, Department of Planning with MARTA gave an in-depth and educational presentation in reference to the Oakland City/Fort McPherson LCI 10 year Update. Mr. Hooker acknowledged the support from the City of Atlanta, Invest Atlanta and a written letter from Councilmember Sheperd and also recognize the Atlanta Regional Commission and the City of East Point. Mr. Hooker pointed out that when the LCI was done in 2004 for Oakland City, Fort McPherson was not included in the plan. The presentation was included in the board members packet for their perusal and vocally presented to the audience.

Public Comment:

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

Item No. 10: Executive Session: Deliberation Regarding Acquisition of Real Estate and Legal Matters:

Chairman Ward made an announcement to move into Executive Session and read the following statement.

“Ladies and Gentleman:

In accordance with O.C.G.A. SECTION 50-14-4(B), a quorum of the McPherson Implementing LRA is present and will enter into executive session by a majority vote. The purpose for the closed section is for members to (1) deliberate regarding the acquisition of interest in real estate, (2) receive Attorney-Client Communication concerning active litigation, and (3) discuss personnel matters. 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 Chandra Houston made a motion to approve and it was seconded by Kenneth DeLeon. Approval was unanimous.

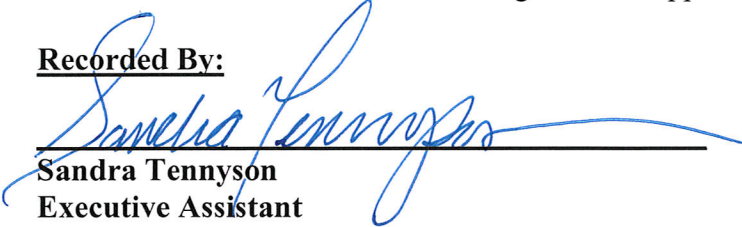
The Board went into Executive Session for approximately 1 hour and 30 minutes. Thomas Weyandt made a motion to end the Executive Session and it was seconded by Brian McGowan. Approval was unanimous.

After the Executive Session ended the Chairman asked that the meeting be reopened to the public. T. Rogers Wade made a motion to approve and it was seconded by Brian McGowan. Approval was unanimous.

Adjournment:

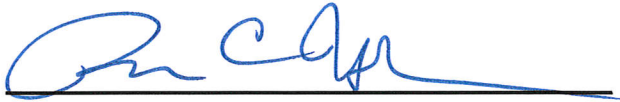
Tom Weyandt made a motion to adjourn; it was seconded by Brian McGowan. Approval was unanimous. The MILRA meeting ended at approximately 4:03pm.

Recorded By:



Sandra Tennyson
Executive Assistant

Approved By



**Executive Director
Brian Hooker**

OPEN MEETINGS AFFIDAVIT

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

- (1) I was the presiding officer of McPherson Implementing Local Redevelopment Authority (the "Authority") held on the 23rd day of April 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 23rd day of April 2015 which was closed for the purpose of:

DELIBERATION REGARDING PERSONNEL MATTER

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.

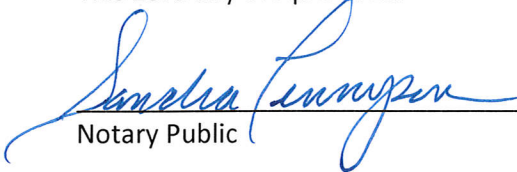
This 23rd day of April 2015.



Felker Ward, Jr., Presiding Officer

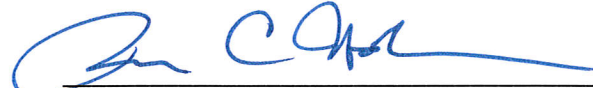
Sworn and subscribed before me
This 23rd day of April 2015.

Witnessed:



Notary Public

(SEAL)



Witness

*my commission
expired on 4/20/2019*