

# **McPherson Implementing Local Redevelopment Authority**

Board of Directors Special Meeting

August 8, 2014

A Special meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Friday, August 8, 2014 at 1794 Walker Ave. Atlanta, GA 30310.

## **Board Members:**

Felker Ward, Jr., Chairman  
Kenneth Deleon  
Richard Holmes  
Ayesha Khanna  
Chandra Houston  
Brian McGowan  
Thomas Weyandt  
T. Rogers Wade

## ***John Akins via Conference Call***

## **Staff, Legal Counsel and Others:**

Jack Sprott, MILRA  
Sandra Tennyson, MILRA  
Darlene Hawksley, MILRA  
James McCormick, MILRA  
Michael Lusk, MILRA  
Ken Neighbors, Attorney, Greenberg Traurig  
Mayor Kasim Reed, Mayor City of Atlanta  
Tyler Perry, Tyler Perry Studios  
Kristen Brooks, Attorney City of Atlanta  
Kristin Wilson, Mayor's Office City of Atlanta  
Peter Andrews, Attorney City of Atlanta  
Cathy Hampton, City of Atlanta  
Anne Torres, City of Atlanta  
Melissa Mullinox, City of Atlanta  
Darryl Carver, Office of Chairman Eaves, Fulton County  
Jocelyn Bivens, City of Atlanta Council Staff  
Senator Vincent Fort, District 39  
Michelynn Carellas, BRAC  
Owen Nuttall, BRAC

## **Ex-Officio:**

Joyce Sheperd, Atlanta City Councilmember

## **Guests:**

Scott Samples, Terra Group  
Ben Zeifman, GDBA  
David Tullis, AJC Photo

Deborah Jones, SDUS  
George Griffin  
William Montgomery  
Dexter Chambers, City of Atlanta  
Tkehr Jahames, City of Atlanta  
Ralph Brown, BDG  
Allison Hathaway, Pomona Park Res.  
William Hover, Georgia BNR/HPD  
K. Leon Saunders, Ubiquitous Studios  
Edward Powers, Hope Atlanta  
Roslyn Baugrun, CANO  
Iris Baxter, CPMSA  
David Pendered, Saporta Report  
Tony Gomez, City of Atlanta  
James Harris, Capital View  
Katie Leslie, AJC  
Hilton Joseph, CAPN  
Susan Bodane, ACU  
Barbara Patton, ACU  
Araba Dowell, Atl Medical Ctr.  
Checha Reddy, Community  
Stephen Knight, WEBED  
Gamba Stewart, Sylvan Hills  
Jackie Treadville-Samuels, Standup  
Sarah Stein, Capital View Neighborhood, Assn.  
Robbie Hunter, NPU-S  
Juanita Crater  
Charles Crater  
Monica Caplies  
Hassan Rahefn, WACP TV  
ZaZa Ahmad, WACPTV

Chairman Ward recognized that a quorum was in place and called the MILRA meeting to order at approximately 11:00 a.m.

**Announcements and Welcome:**

Chairman Ward thanked the audience for their continued support and welcomed them to the meeting. Chairman Ward 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.

**Item No. 6: Executive Committee Report:**

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

“Ladies and Gentleman:

In accordance with O.C.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. The specific reason for the closed session is to (1) discuss the acquisition of real property at Fort McPherson. 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 Chairman Ward read the statement, Thomas Weyandt made a motion to approve and it was seconded by Kenneth Deleon. Approval was unanimous.

The Board went into Executive Session for approximately 40 minutes. Chandra Houston made a motion to end the Executive Session and it was seconded by Richard Holmes. Approval was unanimous.

After the Executive Session ended Chairman Ward asked that the meeting be reopened to the public. Kenneth Deleon made a motion to approve and it was seconded by Richard Holmes. Approval was unanimous.

**Approval of Personnel Matter:**

Chairman Ward stated that Jack Sprott, The Executive Director of McPherson Implementing Local Redevelopment Authority was retiring this fall and that the Board needed to post a job description for a New Executive Director.

Mr. Richard Holmes made a motion to approve and it was seconded by T. Rogers Wade. Approval was unanimous.

**Approval of Agenda:**

Chairman Ward again recognized that a quorum was in place and recommended the approval of the agenda. Kenneth Deleon made a motion to approve and it was second by Brian McGowan. Approval was unanimous.

**Approval of the Minutes:**

Chairman Ward recommended the approval of the July 17, 2014 Minutes. Richard Holmes made a motion to approve and it was seconded by Chandra Houston. Approval was unanimous.

**Public Comments:**

Chairman Ward invited public comments and several people took advantage of the opportunity to speak.

**Item No. 4: Community Engagement Subcommittee Report:**

*No report was given on this Item.*

**Item No. 7: Consideration of Resolution Concerning Purchase and Sales of Real Estate:**

Attorney Neighbors summarized the Resolution concerning the approval of the MOU, noting that the terms and conditions were as discussed in Executive Session. Attorney Neighbors further noted that the Resolution provided the Chair or Vice-Chair of MILRA to approve the final form of and execute the MOU and that the Resolution authorized the Chair, Vice-Chair, Executive Director and other officers of the MILRA to take various actions needed to advance the transaction during the due diligence and purchase and sale agreement negotiations phases. Attorney Neighbors informed the MILRA Members that the final purchase and sale agreement must come back to the Members for final approval before the deal can be consummated.

**Approval of Item No. 7:**

Richard Holmes made a motion to approve the Resolution concerning the purchase and sale of +/-330.79 acres to Tyler Perry Studios, LLC. It was seconded by Brian McGowan. Approval was 8 to 1. The record reflects that Ayesha Khanna cast a no vote.

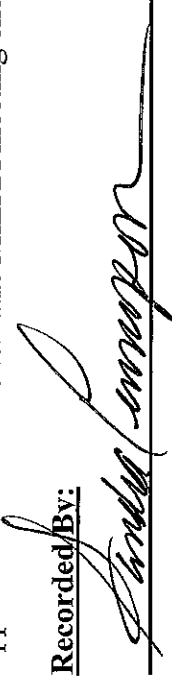
**Motion to Conduct Additional Planning**

Ayesha Khanna made a motion to direct staff to engage consultants and planners in anticipation of additional planning needed to Master Plan the remaining 144 acres that will be the responsibility of the MILRA. The motion was seconded by Kenneth DeLeon but failed to win a majority in a vote that was 3 in favor and 5 opposed.

**Adjournment:**

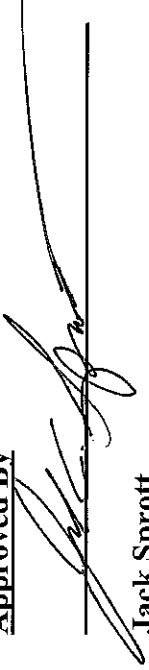
Thomas Weyandt, Jr., made a motion to adjourn; it was seconded by Richard Holmes. Approval was unanimous. The MILRA meeting ended at approximately 1:47 pm.

**Recorded/By:**



**Sandra Tennyson**  
**Executive Assistant**

Approved By

A handwritten signature in black ink, appearing to read 'Jack Sprott', is written over a horizontal line. The signature is fluid and cursive.

**Jack Sprott**  
**Executive Director**

**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 8th day of August, 2014.

(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 8th day of August 2014 which was closed for the purpose of:

**X DELIBERATION REGARDING PERSONNEL MATTER**

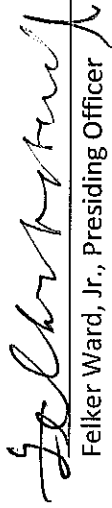
**X DELIBERATION REGARDING ACQUISITION/DISPOSITION OF INTEREST IN REAL ESTATE**  
(To be spread on minutes upon conclusion of disposition of interest in real estate)

**DELIBERATION REGARDING EXISTING LITIGATION**

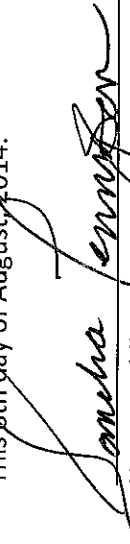
as allowed by *O.C.G. A., Title 50, Chapter 14* and was devoted to matters within those exceptions and as provided by law.

(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 8th day of August, 2014.

  
\_\_\_\_\_  
Felker Ward, Jr., Presiding Officer

Sworn and subscribed before me  
This 8th day of August, 2014.

  
\_\_\_\_\_  
Notary Public (SEAL)  
*my commission expires 5/17/2015*

Witnessed:

  
\_\_\_\_\_  
Witness