

# **McPherson Implementing Local Redevelopment Authority**

Board of Directors Meeting

November 19, 2015

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Thursday, November 19, 2015 at 1794 Walker Ave. Atlanta, GA 30310.

## **Board Members:**

Felker Ward, Jr., Chair  
Aaron Watson, Treasurer  
John Akin, Jr.  
Marvin Arrington, Jr.  
Sharonda Hubbard  
Sondra Rhoades-Johnson  
Brian McGowan  
Paul Shailendra  
Fletcher Thornton  
Thomas Weyandt

## **Ex-Officio:**

Joyce Sheperd, Atlanta City Councilmember

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

Brian Hooker, MILRA  
Sandra Tennyson, MILRA  
Denise-Perkins Griffith, MILRA  
Robert Mosby, MILRA  
Bobbie Thomas, MILRA  
Yvette Moore, MILRA  
Sherod Malik-Davis, MILRA Fellow  
Peter Andrews, Attorney, Greenberg Traurig  
Jocelyn Bivens, City Council Staff

## **Guests:**

Jason Cleveland, TYB LLC  
Gamba Stewart, Sylvan Hills N/A  
Kenneth DeLeon  
Deanna Murphy, Sizemore Group  
Ashley Torrence, Collaborative Firm

The Chairman called the MILRA meeting to order at approximately 1:45 P.M.

**Announcements and Welcome:**

The Chairman thanked the audience for their continued support and welcomed them to the meeting. The Chairman also took the time to introduce two new board members Fletcher Thornton and Paul Shailendra. The Chairman reminded the audience about the sign-in-sheet for public comment and stating that only those who have signed in on the Public Comment Sheet will be called on to address the Board. The Chairman also stated that anyone making a comment to the Board please state their name, address and limit their comment to three minutes.

**Approval of Agenda:**

The Chairman recommended the approval of the agenda. Aaron Watson made a motion to approve and it was seconded by Sondra Rhoades-Johnson. Approval was unanimous.

**Approval of the Minutes:**

The Chairman recommended the approval of the September 17, 2015 minutes. Aaron Watson made a motion to approve and it was seconded by Thomas Weyandt. Approval was unanimous.

**Public Comment:**

Former MILRA board member Kenneth DeLeon expressed his gratitude for having had the opportunity to serve on the board. Mr. DeLeon gave high praise to Mr. Brian Hooker for the new vision that he is bringing to the Authority and to Mr. Felker Ward, Chairman of MILRA for his leadership.

**Item: 5: Community Engagement Subcommittee Report:**

Councilmember Sheperd gave a report on the Community Engagement Subcommittee meetings that were held on September 23, 2015 and October 28, 2015. Councilmember Sheperd stated that the Fall Festival, held on Saturday, October 24, 2015 was a huge success and that over four hundred (400) attendees were present including Atlanta and East Point City Councilmembers, Fulton County Commissioner and MILRA board member Marvin Arrington, Jr., and MILRA board member Sharonda Hubbard.

Councilmember Sheperd also gave an update on the October 6, 2015 LCI meeting regarding the New Market Tax Credits program and the focus it has on minority communities.

After Councilmember Sheperd gave her report, the Chairman asked for Chairman Weyandt of the Development Committee and Chairman Watson of the Finance Committee to give a brief update on their committee meetings.

Chairman Weyandt of the Development Committee stated that their first meeting was held on Thursday, October 15<sup>th</sup> and even though a quorum was not present he felt that the overall meeting was good. Chairman Weyandt mentioned that the Committee would have to define its own objectives would review the Development Committee Charter.

Chairman Watson of the Finance Committee stated that they held their second meeting today prior to the MILRA Board's meeting with the emphasis on hearing a presentation from the audit firm Banks, Finley, White & Co., and to obtain the board's approval to accept the auditor's report.

**Item No. 6: Executive Director's Report:**

Mr. Brian Hooker, Executive Director, thanked Councilmember Sheperd for updating the board on the progress of the LCI study. Mr. Hooker stated that we are moving forward significantly with the planning of the property and also moving forward with the LCI thanks to the City of Atlanta, Atlanta Regional Commission and support from Councilmember Sheperd's office.

Mr. Hooker also mentioned that MILRA's team is being fine tuned in preparation of getting the land ready to generate funds in order to become more self-reliant. Mr. Hooker took the time to introduced Ms. Yvette Moore, the new Asset Property Manager Consultant who has stepped in to assist with the project in lieu of the recent illness of John Schindler.

After Mr. Hooker's brief Executive Director's report he took the time to introduce Deanna Murphy of the Sizemore Group and Dr. Ashley Torrence with the Collaborative Firm to give the board an update on the LCI project.

**Item No.7: LCI Update Report:**

Deanna Murphy with the Sizemore Group and Ashley Torrence with the Collaborative Firm gave a PowerPoint Presentation that was very informative. A copy of their presentation was included in the board members packet. This report expounded on the Oakland City/Fort McPherson, Livable Centers Initiative. A PowerPoint Presentation was included in the board's package and it was self-explanatory.

**Item No. 8: Acceptance of Auditor Report:**

Chairman Watson of the Finance Committee reported to the board that Mr. Gregory Ellison with Banks, Finley, White & Company gave an update on the status of their Audit Report with handouts for the board members during the Finance Committee meeting for their perusal and approval.

**Approval of Item No. 8:**

Chairman Watson of the Finance Committee recommended the approval of the Acceptance of the Auditor's report. It was seconded by Thomas Weyandt. Approval was unanimous.

**Item No. 10: Executive Session: (a) Real Estate Matters (b) Personnel Matters (c) 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 session 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 Thomas Weyandt made a motion to approve and it was seconded by Sondra Rhoades- Johnson. Approval was unanimous.

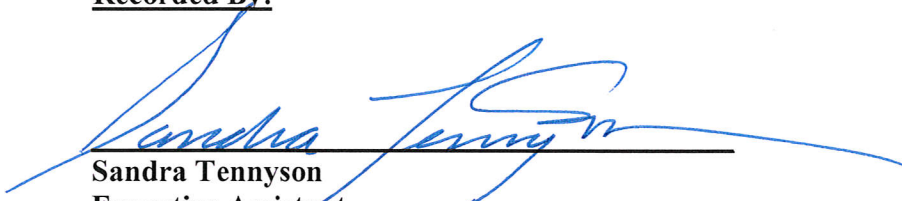
The Board went into Executive Session for approximately 46 minutes. Thomas Weyandt made a motion to end the Executive Session and it was seconded by Sondra Rhoades-Johnson. Approval was unanimous.

After the Executive Session ended the Chairman asked that the meeting be reopened to the public. Aaron Watson made a motion to approve and it was seconded by Marvin Arrington. Approval was unanimous.

**Adjournment:**

Aaron Watson made a motion to adjourn; it was seconded by Marvin Arrington. Approval was unanimous. The MILRA meeting ended at approximately 3:37pm.

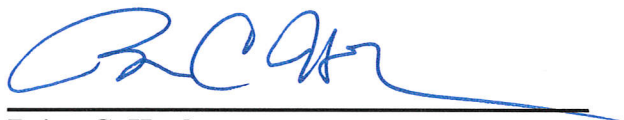
**Recorded By:**



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Sandra Tennyson  
Executive Assistant

**Approved By:**



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Brian C. Hooker  
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 19<sup>th</sup> day of November 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 19<sup>th</sup> day of November 2015 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 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.

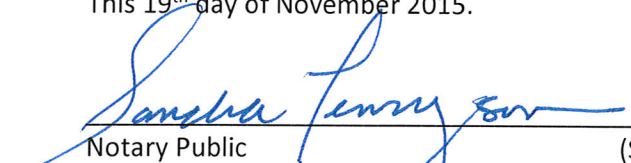
(4) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4(b) that such an affidavit be executed.

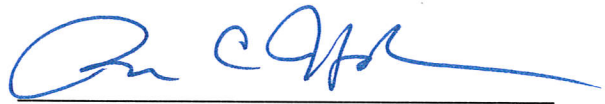
This 19<sup>th</sup> day of November 2015.

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

Sworn and subscribed before me  
This 19<sup>th</sup> day of November 2015.

Witnessed:

  
\_\_\_\_\_  
Notary Public (SEAL)  
*my commission expires on 4/20/2019*

  
\_\_\_\_\_  
Witness