

# **McPherson Implementing Local Redevelopment Authority**

Board of Directors Meeting

September 16, 2014

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Tuesday, September 16, 2014 at 1794 Walker Ave. Atlanta, GA 30310.

## **Board Members:**

Felker Ward, Jr., Chairman

Kenneth Deleon

Ayesha Khanna

Chandra Houston

John Akin

Thomas Weyandt

Richard Holmes

John Eaves

## **Ex-Officio:**

Joyce Sheperd, Atlanta City Councilmember

Nan Orrock, State Senator, District 36

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

Brian Hooker, MILRA

Jack Sprott, MILRA

Sandra Tennyson, MILRA

Darlene Hawksley, MILRA

James McCormick, MILRA

Michael Lusk, MILRA

Ken Neighbors, Attorney, Greenberg Traurig

Darryl Carver, Office of Chairman Eaves, Fulton County

Jocelyn Bivens, City of Atlanta Council Staff

Senator Vincent Fort, District 39

Michelynn Carellas, BRAC

Councilmember Saucier, City of East Point

Councilmember Andre Dickens, City of Atlanta

Ali A. Carter, City of Atlanta Council Staff

## **Guests:**

Sherry Sprott

Barbara Patton, Associated Credit Union

H. R. Evelyn, Pomona Park

Virginia Munir, wacp TV

Patricia White

Ella Rice

Barbara Landfair  
Gerelda Smith  
Dr. Joanne Rhone, WEND  
Louvena Gates, OCCO  
Carrie Williams, Shamrock Gardens  
George Griffin  
Mm. Montgomery  
WXIA-TV/Bill  
Dorothy Reese  
Adrienne Proeller, Cap. View Manor  
Joseph Moore'Dionne Stewart, Sylvan Hills/NA  
Tiffany Dennis, EMG, LLC  
Starlyn Baxter, ACU  
Dorothy Zachary  
Helen Crockett, DAVA  
Dewey Perry  
Rome Hairston  
Roy Cosby, SR.  
Marcel Reed  
Mallory Burnett  
Sandra Henderson, Keller Williams Realty  
Gwen Williams, ABWA  
Shirley Gomez, WSCO  
Wayne Crockett, DAV  
Alan, St. Joseph  
Jewelle Worthington, Neighbor  
Beverly J. Smith, Neighbor  
Gladys J. Glen, Neighbor  
Lyia C. Burnett, Neighbor  
Rosie L. Waters, Neighbor  
Viola Tripp, Neighbor  
Gail Hobson, Neighbor  
Rubye Barber, Neighbor  
Gewn Brinson, Neighbor  
Charnette Trimble, Neighbor  
Garry Blackwell, Neighbor  
Stephen & Claudie Knight, Neighbor  
Checha Reddy, Resident  
Melissa Hughley, Citizen  
Theodie Burse, Reams  
Amy Johnson, OCCO, Oakland City  
Glenda Knight  
Ernestine Faircloth, Stand-Up  
Matt Garhett  
Annie Owens, EWNA  
Jamille Bradfield, The Collaborative Firm

Robert A. Banks, Resident  
Pearline Davis  
Norman Davis  
Rufus Fields, RJF Big Hill, LLC  
Edward Lewis  
James Harris, Capital View, NA  
Sherry B. Williams, Resident  
Roger A. Dottin  
Alleean Brown, NPU-S  
Steve Williams, CU  
John A. Ali, Neighbor  
Jackie George, Neighbor  
Pat Perryman, Adam Park  
Minister Daldred Mason, Summit to Save Lives, Inc  
Pat, Adam Park  
Brenda Bradley, NPU2  
C. Shalom Johnson, Oakland City  
Thomas Redding, Sr. Retired Military  
Christopher Moore, Constituent  
Judy Walker, OCCO  
Kay Wallace  
Karl Barnes  
Dianese Howard, CES, WSCO  
Mana Armstrong, Capital View  
Milford Greene, Sickie Foundation of GA  
Emmett Johnson, Citizen  
Gloria Rolley  
Cherry Davis  
Rage Hick  
Maynard Eaton, SCLC  
Rosaland Murphy  
Nolan English, GA Stand-Up  
Terri A. Mimms, Photographer  
Antonia Thomas  
Haylane Green, West End Garden  
Dorothy Rose, Village @ Oakshire  
Ruben Burny, Perkins  
Mr. & Mrs. Muwaffaq Muhammad, Resident  
Alice Turner, PPS South  
Eshe Collins, Atl Board of Ed  
Michael Hopkins, NPU-X vice Chair

Chairman Ward called the MILRA meeting to order at approximately 6:15 PM

**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 and asking that anyone making a comment to the Board to please state their name and asked that their comment tonight be limited to two minutes.

**Approval of Agenda:**

Chairman Ward recommended the approval of the agenda. John Akin made a motion to approve and it was seconded by Chandra Houston. Approval was unanimous.

**Approval of the Minutes:**

Chairman Ward recommended the approval of the August 25, 2014 Minutes. Richard Holmes made a motion to approve and it was seconded by Thomas Weyandt. Approval was unanimous.

**Item No. 4: Homeless Provider Engagement Subcommittee Report:**

Ms. Ayesha Khanna, stated that not much had changed since her last report given to the board on the Homeless Providers requirements. Ms. Khanna reiterated the goals for the homeless providers as federally mandated by the McKinney Act and stated that the HUD application was submitted in 2007 and approved in 2011.

Ms. Khanna stated that the homeless committee met on August 26<sup>th</sup>, to review the legal binding agreement and the objectives of the Homeless Providers and to make adjustments where needed and to get back with the MILRA Board for their approval and to then move forward.

Ms. Khanna listed the selected provider and a brief description of their obligation(s):

- Hope Atlanta will be providing supportive housing
- Saint Joseph/CAPN will provide healthcare for adults, children and youth
- Atlanta Center for Self-Sufficiency partnering with Hope Atlanta will be providing employment readiness training
- CHRIS Kids will be providing transitional housing and training for gay and lesbian youth
- Progressive will assist with affordable housing for individuals

Also each provider will have the opportunity to remain or if they so choose or they can opt out and another provider will have the opportunity to take their place. Ms. Khanna stated that a 90 day RFP to other providers will be posted in September.

**Item No. 5: Community Engagement Subcommittee Report:**

Councilmember Joyce Sheperd stated that at the last CES meeting she announced the opening of the Wal-Mart store in October/November. Councilmember Sheperd stated that she and Mr. Jack Sprott gave an update on the negotiations on the purchase of the partial property of Fort McPherson that Tyler Perry Studios was interested in purchasing. It was also announced that Mr. Jack Sprott was retiring and that Mr. Brian Hooker was appointed to be the next Executive Director of MILRA and Mr. Hooker was present at the CES meeting and he gave a brief introduction of himself and stated that he looks forward to the new challenges that lie ahead of him and that he has an open door policy.

Councilmember Sheperd also stated that a motion was made by Allean Brown to establish an Ad Hoc subcommittee to prepare and present to Tyler Perry Studios a list of the concerns that the community had in reference to Mr. Perry's plans for the property and the surrounding communities of Fort McPherson. Councilmember Sheperd had a copy of the CES Minutes for the board members that was part of their package and it highlighted the main points of interest from the CES last meeting which was held on Wednesday, August 27, 2014, Councilmember Sheperd also announced that the next CES meeting would be held on Wednesday, September 24<sup>th</sup>, at 5:30 pm and that Board Members were invited to attend.

**Item No. 6: Quarterly Financial Report FY 2013-2014:**

Mr. Michael Lusk gave an update on the financial report for the 2014 Fiscal Year from July 2013 through June 30, 2014. Mr. Lusk stated that the majority of the funds have been spent on legal fees and that 90% of MILRA's funding is coming from OEA (Office of Economic Adjustment). Mr. Lusk had prepared a detailed budget spreadsheet for the board members that was included in the Board's package for their perusal and it was self-explanatory.

**Public Comments:**

Chairman Ward invited public comment and a number of citizens took advantage of the opportunity to speak and listed below are some of their concerns:

- Concern about the private nature of Community Engagement Subcommittee meeting not being given proper notice to the public
- Wants jobs and job training to be offered to people in the community
- What is being offered to the veterans

- Would like to have the board members introduced themselves so that the audience will know who at the table is representing them
- Wants to know if Citywide representatives are invited to sit at the table
- Concern about the transparency of what is going on in reference to the redevelopment at Fort McPherson
- Why was there no discussion of other developers prior to Mr. Perry
- The legacy will not be on the selling of the land but on the conditions that are put on the sale of the land
- How was Tyler Perry chosen to be the purchaser of the property
- Wants a community representative at the table

After public comments, Mr. Jack Sprott was recognized and was given a Proclamation from the City of Atlanta by Councilmember Joyce Sheperd for his tenure as the Executive Director for the McPherson Planning Local Redevelopment Authority and then transiting over and serving as the Executive Director of the McPherson Implementing Local Redevelopment Authority. Mr. Sprott was also presented a token of appreciation from the MILRA Board Members and Staff for his leadership.

**Approval of Item No. 8: Deliberation Regarding Acquisition of Real Estate:**

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 Chairman Ward read the statement Richard Holmes made a motion to approve and it was seconded by Thomas Weyandt. Approval was unanimous.

The Board went into Executive Session for approximately 57 minutes. Thomas Weyandt made a motion to end the Executive Session and it was seconded by Kenneth DeLeon. Approval was unanimous.

After the Executive Session ended Chairman Ward asked that the meeting be reopened to the public. Thomas Weyandt made a motion to approve and it was seconded by John Akin. Approval was unanimous.

**Adjournment:**

John Akin made a motion to adjourn; it was seconded by Chandra Houston. Approval was unanimous. The MILRA meeting ended at approximately 8:56pm.

**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 16th day of September, 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 16th day of September 2014 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)

**DELIBERATION REGARDING EXISTING LITIGATION**

**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.



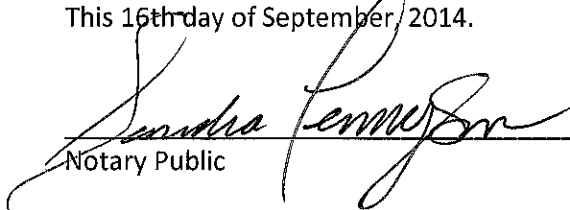
(4) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4(b) that such an affidavit be executed.


16th day of September, 2014.

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

Sworn and subscribed before me  
This 16th day of September, 2014.

Witnessed: 

  
\_\_\_\_\_  
Notary Public (SEAL)

  
\_\_\_\_\_  
Witness

my commission  
expired on 5/17/2015