

McPherson Implementing Local Redevelopment Authority

Board of Directors Meeting

January 23, 2014

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Thursday, January 23, 2014 at 1794 Walker Ave. Atlanta, GA 30310.

Board Members:

Felker Ward, Jr., Chairman
Kenneth Deleon
Joseph Macon
Brian McGowan
Richard Holmes
T Rogers Wade

Staff, Legal Counsel and Others:

Jack Sprott, MILRA
Sandra Tennyson. MILRA
Darlene Hawksley, MILRA
Michael Lusk, MILRA
James McCormick, MILRA
Ken Neighbors, Attorney, Greenberg Traurig
Michael Wilson, OEA
Michelynn Carellas, Army

Ex-Officio Members:

Councilmember Joyce Sheperd, City of Atlanta
Jalal Slade, City of Atlanta, Mayor's Office

Guests:

Lee M. Mayweather, Mayweather Enterprise
Alisa Clark, Glory, PCS
Jon Tuley, ARC
Ricardo Jacobs, NPU- R
Andy Sheppard, PBW
Deana Holiday Ingraham, City of East Point
Joe W. Ball
James Harris, CVNA
Jocelyn Bivens, Council Staff
J. Rhodes, Fulton
Darrell Fitzgerald, HKS
Judy Walker, OCCO
Justin Giboney, Invest Atlanta
Doris Gittens, Atl., Tech College
Debra Matthews, Village Highlands Apts.
Julie Gassaway, Ram Partners

Ellis Mitchell, City of East Point
Leon Glaster, City of East Point
Mickie Mellian, GA Housing
Jim Stapleton
Ralph Brown, BDG Inc.
Alan Bressler, Greyling
Starlyn Baxter, ACU
James Wilkes, NPU-R
Ron Alston, SunTrust
Carolyn White, Antioch Baptist Christian Church
Barbara Patton, ACU
N'ya Newsome, Sunbelt Rentals
Jim Kaminsky, Sunbelt Rentals
Lindsey Samples, HOK
Amanda Rhein, MARTA
Greg Floyd, MARTA
Bruce Gunter, PRI
Carolyn Cratin, Antioch Baptist Christian Church
Lisa Wyou, Means Atlanta Properties
Emma French, GA Stand-Up
Ernestine Faircloth, GA Stand-Up
Edward Powers, Hope Atlanta

Chairman Ward called the MILRA meeting to order at approximately 1:07 p.m.

Announcements and Welcome:

Chairman Ward thanked the audience for their continued support and welcomed them to the meeting. Mr. Sprott also recognized Amanda Rhein, with MARTA and Board member Ken Deleon introduced Ellis Mitchell, interim City Manager of East Point and Leon Glaster, interim Finance Director of East Point.

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.

Approval of Agenda:

Chairman Ward recommended the approval of the agenda. Joe Macon made a motion to approve and it was second by Ken Deleon. Approval was unanimous.

Approval of the Minutes:

Chairman Ward recommended the approval of the December 17, 2013 minutes. Brian McGowan made a motion to approve and it was seconded by Joe Macon. Approval was unanimous.

Item No. 4: Quarterly Financial Report:

Michael Lusk, Director of Finance, for MILRA gave a brief financial report for the second quarter of the 2014 Fiscal Year- September 1, 2013 through December 31, 2013. A handout was included in the board's member packet for their perusal and it was self-explanatory.

Item No. 5: Community Engagement Subcommittee Report:

Councilmember Joyce Sheperd informed the board and the audience that at the Community Engagement Subcommittee's December 18, 2013 meeting that the Bylaws had been restructured to accommodate additional City of Atlanta and City of East Point neighborhoods and NPU's. A copy of the revised Bylaws and a copy of the Community Engagement Subcommittee's meeting minutes were included in the board's member's packet for their perusal.

Councilmember Sheperd also announced that there would be a Community Engagement Subcommittee meeting tonight at the offices of MILRA at 5:30pm and that board member and members of the audience were invited.

Item No. 6: Intergovernmental Agreement between the City of Atlanta and the MILRA Providing a Local Match for OEA Funding:

Mr. Jack Spratt stated that Councilmember Joyce Sheperd, with the support of Mayor Reed, had introduced a resolution to Atlanta City Council on Monday, January 6, 2014 to address the proper funding for the MILRA and the need for local matching funds. Mr. Spratt stated that the resolution recognized the importance of the redevelopment to the public safety, health and welfare of the citizens of Atlanta and the State of Georgia in attaining job creation and other economic development objectives of Tax Allocation District Number 7, the "Campbellton Road TAD". It also expressed the City's desire for MILRA to continue to provide the local match component of the funding needed to continue redevelopment. The Resolution was unanimously approved by both the CD/HR and the Finance Committees of the City Council.

Mr. Spratt stated that the funding will be provided through an intergovernmental agreement ("IGA") between the City of Atlanta and MILRA, and the local match shall be funded in the amount of \$250,000 per fiscal year, commencing with an initial payment to be made upon the execution and delivery of the IGA and continuing in each of the next three (3) years succeeding Fiscal Years on or before August 15th of each Fiscal Year. Mr. Spratt explained that these payments are in effect, a line-of-credit for the MILRA and that MILRA will covenant and agree to reimburse the City of Atlanta for any advances to it under the IGA, plus negotiated interest from proceeds of the initial sale of any property at Fort McPherson.

Approval of Item No. 6:

Approve the Resolution of the Members of the MILRA concerning Intergovernmental Agreement between the City of Atlanta and the MILRA.

Rogers Wade made a motion to approve the Resolution and it was seconded by Brian McGowan. Approval was unanimous.

Item No. 7: Fort McPherson Project Overview and Progress Report:

Mr. Sprott, stated that as progress moves forward and for the benefit of those new to the project he felt that a brief presentation on the genesis of the MILRA project, followed with a detailed briefing on the current activities and progress would be informative to the board and audience. Mr. Sprott delivered a PowerPoint presentation and a hard copy was included in the board member's packet for their perusal.

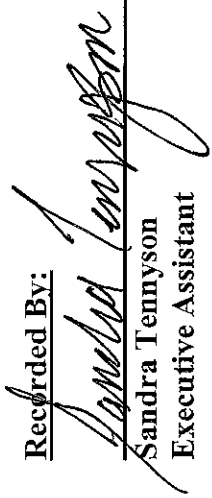
Public Comments:

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

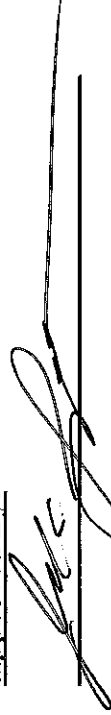
Adjournment:

Ken Deleon made a motion to adjourn; it was seconded by Brian McGowan. Approval was unanimous. The MILRA meeting ended at approximately 2:40 pm.

Recorded By:


Sandra Tennyson
Executive Assistant
1/23/14

Approved By:


Jack Sprout
Executive Director