

# **McPherson Implementing Local Redevelopment Authority**

Board of Directors Meeting

November 15, 2012

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Thursday, November 15, 2012 at 1794 Walker Ave. Atlanta, GA 30310, the new office of the MILRA.

## **Board Members:**

Felker Ward, Jr., Chairman

Kenneth Deleon

Chandra Houston

Joseph Macon

John Akin

T. Rogers Wade

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

Sandra Tennyson, MILRA

Darlene Hawksley, MILRA

Michael Lusk, MILRA

Ken Neighbors, Attorney, Greenberg Traurig, LLC

Jalal Slade, City of Atlanta Mayor's Office

Mike Carellas, BTC Fort Mac

## **Ex-Officio Members:**

Councilmember, Joyce Sheperd

## **Guests:**

Marie Williams, East Point Building Authority

Doug Moses, Mauldin & Jenkins

James Weldon, Shamrock Gardens

Jim Stapleton

Stacylyn Baxter, ACU

Ruben Burney, NPU-X

Edward Powers, Hope Atlanta

Ronald Pullin, AHA Services

Lee M. Mayweather, Mayweather Enterprise, Inc.

Victoria Hilliard, GDOL

Leon Pullin, AOS

Kim Carter, for Commissioner Mike Beatty, DCA

Pete Haylgy, VCDC

Tyrone R. Williams, SNDSI

Clare Dallas, CHRIS Kids

Barbara Patton, ACU

Sarah Kendall

Lance R. Austin  
Claudine Noel, US DOL  
Shirley Harris, Atlanta Workforce  
Jack Wexler, Faithful Gould  
Hilton Joseph, Community Advanced Practice Nurses  
Ralph Brown, BDG  
Dianese Howard, WSCO, SWC  
Allean Brown, SWC  
Jocelyn Bivens, COA  
Deborah Scott, Standup

Chairman Ward called the MILRA meeting to order at approximately 1:08 p.m. It was determined that a quorum was not in place. Chairman Ward asked that the Board review the agenda and minutes in anticipation of a formal vote when a quorum is achieved.

**Announcements and Welcome:**

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

He 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. Following the announcements and welcome, a quorum was present.

**Approval of Agenda:**

Chairman Ward recommended the approval of the agenda. T. Rogers Wade made a motion to approve and it was seconded by Kenneth Deleon. Approval was unanimous.

**Approval of Minutes:**

Chairman Ward recommended the approval of the October 9, 2012 Minutes. T. Rogers Wade made a motion to approve and it was seconded by John Akin. Approval was unanimous.

**Regular Session:**

**Item No. 4: Quarterly Financial Report for MILRA/MPLRA:**

Mr. Michael Lusk delivered a presentation for the first quarter 2013 Fiscal Year financial report that included the period from July 1, 2013 thru September 30, 2013.

**Item No. 5: MPLRA & MILRA 2010 Audit Report:**

Doug Moses, Partner with Mauldin & Jenkins, CPA, gave the audit report for the periods, September, 2009 to June, 2010 for McPherson Implementing LRA and for the short period January 2009 to June, 2010 for the McPherson Planning LRA. Mr. Moses presented the financial reports for this period and summarized the internal controls recommended to the MILRA management for future financial transactions. The subsequent audits for the period July, 2010 to June, 2011 will be completed before the yearend 2012. A spreadsheet was handed out for the Board members perusal.

**Approval of Item No. 5:**

T. Rogers Wade made a motion to approve and accept the Financial Reports and Single Audits as presented. It was seconded by Kenneth Deleon. Approval was unanimous.

**Item No. 6 Community Engagement Subcommittee Report:**

Councilmember Joyce Sheperd gave a brief update on the October 10<sup>th</sup>, Community Engagement Subcommittee Meeting and a draft of the minutes for that meeting was attached for the Board member's perusal.

Councilmember Sherperd also stated that she had attended a City of Atlanta's Brownfield's Program Community Meeting and some of the points discuss were identifying the project area, case studies, planning framework and timelines. Also, Health Impact Assessment examining the potential health issues related to living close to a site. The Brownfield redevelopment strategy overall cleanup and redevelopment cost examined for four sites and the Georgia Health Policy Center presented recommendations from the Health Impact Assessment and land use and financial models to redevelop Brownfield properties.

Councilmember Sheperd also announced that the next Community Engagement Subcommittee Meeting was scheduled for Tuesday, December 18<sup>th</sup> at 5:30 pm here at the offices of the MILRA.

**Item No. 7: Development Director Selection Subcommittee Report:**

Chairman Ward informed the Board that Mr. Sprott has received approximately one hundred resumes for the Director of Development and Operations position and that from those one hundred applicants Mr. Sprott has pulled out eleven candidates that he plans to submit to the *Development Director Selection Committee*. It will then be the responsibility of the committee to wean through those applicants and pull five to six strong candidates to be called in for the interviewing process.

**Public Comments:**

Chairman Ward invited public comment and one member took advantage of the opportunity to speak.

**Item No. 10: EDC Update:**

Chairman Ward made an announcement to move into Executive Session and read the required 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 session 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, Joseph Macon made a motion to approve and it was seconded by Kenneth Deleon. The vote was unanimous.

The Board went into Executive Session for approximately 35 minutes. Joseph Macon 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.

**Adjournment:**

Joseph Macon made a motion to adjourn; it was seconded by John Akin. Approval was unanimous. The MILRA meeting ended at approximately 2:58pm.

**Recorded By:**

  
Sandra Tennyson  
Executive Assistant

**Approved By:**

 12/18/12  
Jack Spratt  
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 a meeting of the McPherson Implementing Local Redevelopment Authority (the "Authority") held on the 15<sup>th</sup> day of November, 2012.
  
- (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 15<sup>th</sup> day of November, 2012 which was closed for the purpose of:

**DELIBERATION REGARDING PERSONNEL MATTER**

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

**DELIBERATION REGARDING EXISTING LITIGATION**

- X 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.

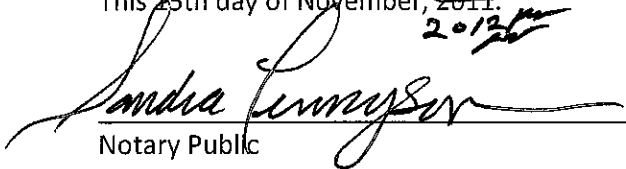
(4) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4(b) that such an affidavit be executed.

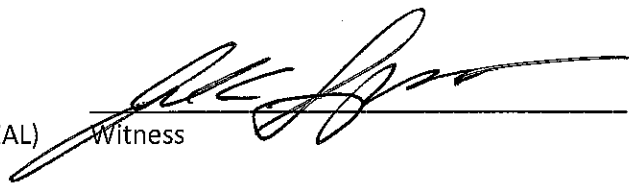
This 15th day of November, 2011. ~~2011~~ <sup>2012</sup>

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

Sworn and subscribed before me  
This 15th day of November, 2011.

Witnessed:

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

  
\_\_\_\_\_  
Witness

*my Commission expires on May 17, 2015*