

McPherson Implementing Local Redevelopment Authority

Board of Directors Meeting

August 21, 2012

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Tuesday August 21, 2012, at 1794 Walker Ave. Atlanta, GA 30310, the new office of the MILRA.

Board Members:

Felker Ward, Jr., Chairman
Richard Holmes
Kenneth Deleon
Ayesha Khanna
Joe Macon
David Todd
John Akin
T. Rogers Wade

Staff, Legal Counsel and Others:

Jack Sprott, MILRA
Sandra Tennyson, MILRA
Darlene Hawksley, MILRA
Michael Lusk, MILRA
Daniel Sherman, Attorney, Greenberg Traurig, LLC
Kristen Denius, Assistant City Attorney, City of Atlanta
Jalal Slade, City of Atlanta Mayor's Office
Tom Weyandt, City of Atlanta Mayor's Office
Mike Carellas, BTC Fort Mac

Ex-Officio Members:

Councilmember Joyce Sheperd
Senator Vincent Fort

Guests:

Lyn Stukes, Ankobia Group
Jack Wexler, Faithful & Gould
Al Rosado, VAMC- ATL
Arshima Rieara
Stephen Smith, Councilmember Sheperd Office
Jesse J. Jenkins, JARU Enterprises
Brenda Archer, Residence Inn
Allaen Brown, NPU-S
Judy Walker, OCCO

Saudis Roberts, NPU-G
Dr. Katurah Worrill, Johnson Christ VM Church
Deborah Scott, Standup
Diane Larche, NPU-P
JoAnne Paschall, AUDA-Citz of Atl.
Alisa Clark, Glory Pro Clean
Wendy Brantley, ATC Associates
Alan Travis, GA Board of Regents
Leona Miles, Atlanta Environmental Mgmt. Inc.
Eric Moore
Willie L. Moore
Barbara Patten, Associated Cr Un
Kim Carter, for Commissioner's Beatty's Ofc. (DCA)
William Parker, ABG
Amy Johnson, MACE, Friends of Rev. James Orange
Demy Bling

Chairman Ward called the MILRA meeting to order at approximately 1:08 p.m. Chairman Ward recognized and announced that a quorum was in place.

Announcements and Welcome:

Chairman Ward thanked the audience for their continued support and welcomed them to the MILRA new office space.

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.

Approval of Agenda:

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

Approval of Minutes:

Chairman Ward recommended the approval of the July 17, 2012 Minutes. Joe Macon made a motion to approve and it was seconded by John Akin. Approval was unanimous.

Regular Session:

Item No. 4: Community Engagement Subcommittee Report:

Councilmember Sheperd stated the next Community Engagement Subcommittee Meeting would be held on Wednesday, August 22, 2012, from 5:30 p.m. - 7:30 p.m., at the new offices of the MILRA. Councilmember Sheperd also announced that there was going to be a Community Day on the grounds of Fort McPherson, to take place on Saturday, September 22, 2012, from 10:a.m. - 1:00 p.m., which would entail PowerPoint presentations, and on going tours on the base throughout the allotted timeframe and Q & A sessions for the citizens in the community as well. Councilmember Sheperd suggested and asked that members of the MILRA Board mark their calendars and consider participating in this event. Ms. Ayesha Khanna suggested that they invite someone from the Veteran's Administration to come out and speak. Mr. Sprott stated that other tenants on the grounds of Fort McPherson will be invited to participate in this open house activity.

Item No. 5: Financial Report for MILRA/MPLRA:

Mr. Jack Sprott and Mr. Michael Lusk gave a presentation on the financial status of the MILRA budget for the Fiscal Year 2012-2013. Mr. Sprott stated that at the last Board meeting the MILRA budget did not balance and the Board asked for staff to go back and make the necessary cuts and estimates in preparation as best as they could for the next Board meeting.

Mr. Sprott stated that the Authority had received OEA grant funding in the amount of \$1, 011,276 to be supported by \$210, 291 in interim leasing revenues from the Army in assumption that the Army would be in agreement. Mr. Sprott stated that travel had been cut in half and that \$42,000.00 in surveying and studies had also been cut. In addition to salaries and benefits two new employees have been added to the budget. An operating budget breakdown was enclosed in the Board's handout for their perusal and was self explanatory.

Approval of Item No. 5:

Kenneth Deleon made a motion to approve the MILRA budget for Fiscal Year 2012-1213. It was seconded by David Todd. Approval was unanimous.

Chairman Ward asked that Mr. Alvin Rosado, Acting Assistant Director, from the Veteran's Administration to give a brief update on what was taking place here on the grounds of Fort McPherson.

Public Comments:

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

Item No. 8: EDC Transfer Negotiations:

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, David Todd made a motion to approve and it was seconded by Kenneth Deleon. The vote was unanimous.

The Board went into Executive Session for approximately 47 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 had ended Chairman Ward asked that the meeting be reopened to the public.

Regular Session:

Kenneth Deleon made a motion to select a Subcommittee to evaluate and recommend to the Board a candidate for position of Director of Development and Operations. The names suggested to the board for the Subcommittee were:

- Richard Holmes
- David Todd
- John Akin
- Felker Ward

Approval of Subcommittee Nominations:

Kenneth Deleon made a motion to approve the following board members for the Subcommittee:

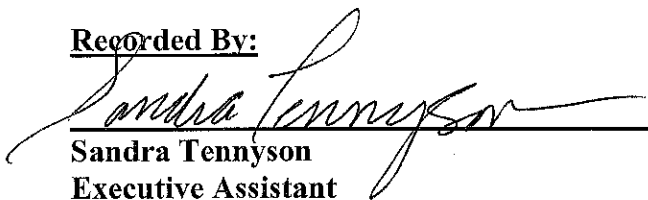
- Richard Holmes
- David Todd
- John Akin
- Felker Ward

It was seconded by Joseph Macon. Approval was unanimous.

Adjournment:


Joseph Macon made a motion to adjourn; it was seconded by Richard Holmes. Approval was unanimous. The MILRA meeting ended at approximately 3:23pm.

Recorded By:



Sandra Tennyson
Executive Assistant

Approved By:



Jack Sprott
Executive Director

10/9/12

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 9th day of October, 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 to 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 9th day of October, 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)

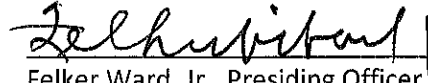
DELIBERATION REGARDING EXISTING LITIGATION

- 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.

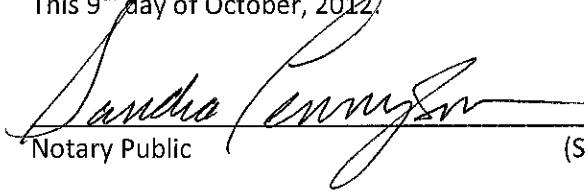
This 9th day of October, 2012.



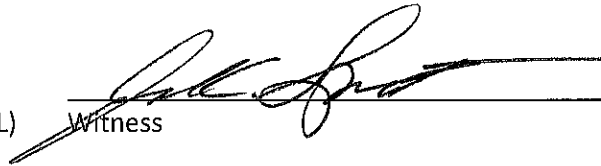
Felker Ward, Jr., Presiding Officer

Sworn and subscribed before me
This 9th day of October, 2012.

Witnessed:



Notary Public (SEAL)



Witness

my Commission expires 5/17/2015