

McPherson Implementing Local Redevelopment Authority

Board of Directors Meeting

August 18, 2015

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Tuesday, August 18, 2015 at 1794 Walker Ave. Atlanta, GA 30310.

Board Members:

Felker Ward, Jr., Chairman
Richard Holmes, Vice Chair
Chandra Houston, Secretary
John Akin, Treasurer
Kenneth Deleon
Brian McGowan
T. Rogers Wade
Aaron Watson
Thomas Weyandt

Ex-Officio:

Joyce Sheperd, Atlanta City Councilmember
Nan Orrock, State Senator

Staff, Legal Counsel and Others:

Brian Hooker, MILRA
Sandra Tennyson, MILRA
Darlene Hawksley, MILRA
Michael Lusk, MILRA
James McCormick, MILRA
Peter Andrews, Attorney, Greenberg Traurig
Jocelyn Bivens, City of Atlanta Council Staff
Amy Stinson, HL Strategy

Guests:

Jim Sibley, AHAH
Ruben Burg, Perkerson Assoc.
Michael D. Reeves, Adams Commercial
Dorothy Reese, House of Treasure
Amy Johnson, Oakland City
Kyeron Simmons, East Point
Sheryl Brown, NPU-R
Florrie Kelly
Albert Wright, Al Wright Assoc.
Candice Davenport
Todd Long, GDST
Quinton L. Spann

Michelle Falconer
Kenneth Prince, Quest CDO
Randalynn Calloway
Edward Powers, Hope Atlanta
Allean Brown, NPU-S
Chioke Perry, Public Sector AI
Moteez Wilson, PNC Bank
Jerry "Tacuma" Brown, NPU-T
Dominique Beard, PNC Bank
Antonio Henderson, PNC Bank

The Chairman called the MILRA meeting to order at approximately 1:09 P.M.

Announcements and Welcome:

The Chairman thanked the audience for their continued support and welcomed them to the meeting. The Chairman reminded the audience about the sign-in-sheet for public comment and stating that if you have not signed in on the Public Comment Sheet you will not be allowed to address the Board. The Chairman also stated 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:

The Chairman recommended the approval of the agenda. Thomas Weyandt made a motion to amend the agenda by having Item No. 11 Public Comment to come after Item No 4., and to leave the Chairman's comment as they are on the agenda. T. Rogers Wade made a motion to approve and it was seconded by Chandra Houston. Approval was unanimous.

Approval of the Minutes:

The Chairman recommended the approval of the Special Called Meeting Minutes on June 26, 2015. Brian McGowan made a motion to approve and it was seconded by Richard Holmes. Approval was unanimous.

The Chairman recommended the approval of the Executive Committee Meeting Minutes on July 30, 2015. Richard Holmes made a motion to approve and it was seconded by Kenneth Deleon. Approval was unanimous.

Public Comment:

The Chairman invited public comment and no one had signed in for public comment.

Item: 5: Community Engagement Subcommittee Report:

Councilmember Sheperd gave a report on the Community Engagement Subcommittee meeting that was held on July 15, 2015. At this meeting Amanda Rhein with MARTA spoke about the planning sessions with designers and stakeholders and that the RFPs are pending and that the property will be rezoned with council approval within the next 2-3 months after the ZRB and NPU process has been completed. Council also stated that there was a Q & A session as well after Ms. Rhein's report. Councilmember also stated that a report was given by Mr. Brian Hooker on the Urban Land Institute Study and how this report would help in what type of development could happen with the 145 acres that is retained by the Authority.

Councilmember Sheperd also mentioned that MILRA had received funding from the Atlanta Regional Commission and \$5,000 from her office and \$5,000 from Councilmember Winslow's office to conduct the LCI study for public space design and development.

In conclusion Councilmember Sheperd stated that James Harris suggested that a Welcome Neighborhood Party be planned and to invite Tyler Perry Studios to the neighborhood and the majority thought it was good idea and they are planning for a fall program.

Item No. 6: Homeless Provider Engagement Subcommittee Report:

The Committee Chair, Ms. Meredith Lilly was not unable to attend so Mr. Hooker gave the report. Mr. Hooker stated the Homeless Committee met at MILRA's office on Thursday, August 13, 2015 and that the primary objective of the meeting was to review and discuss the responses to the proposals for the selection of a new Homeless Service Provider to replace a provider that had recently withdrawn.

Following is the list of responses from organizations to the RFP:

- Veterans Empowerment Organization
- Quest Community Development Organization
- Hope Through Devine Intervention

In conclusion after leaving the executive session and returning to the open meeting and based on the requirements of the RFP and the scoring of the evaluation documents the decision was made that Veterans Empowerment Organization be selected as the new Homeless Service Provider.

Item No.7: Executive Director Report:

Mr. Hooker gave a brief yet thorough report to the board on the New Fort Mac website with a PowerPoint presentation that showed the functionality of the various headings and the subheadings.

Mr. Hooker also shared with the Board that he had recently attended a community gathering at Shamrock Gardens and that more community meetings were in store for the future, elaborating that MILRA is committed to community involvement and getting feedback from the community was a high priority.

Mr. Hooker also spoke on the goals of MILRA for example plans to increase economic development to the community in reference to a broad spectrum of jobs, wages and capital investment. To increase the desirability of the Fort McPherson property as a vibrant, progressive and self-sustaining destination, to maintain the History of the property, to connect with our partners and leverage their resources to uplift the community, to honor and uphold MILRA's commitment to community and the government and to build a robust organizational structure of people and processes to drive performance excellence.

The final topic of interest for the Executive Director's Report was the FY16 Strategic Priorities Report in which Mr. Hooker expounded on the following:

- **Capacity Builder-Revenue vs. Expenses** (Property leasing, Asset Sales, Grants-OEA + others-*Reduce Caretakers & Utilities Expenses*)
- **Economic Developer, Place Maker-New phase, New Plan** (Final Tap report due in August-*LCI Study to begin in September- extensive community engagement leads to new plan and infrastructure schematic-TPS plans being updated*)
- **Economic Developer-Activate the Districts-** *Engage brokerage team for Office/Medical-(Engage design firm & broker team for Historic Village-Develop strategy to market Film supportive district with TPS).*
- **Convener, Commitment Keeper-Partner to solve Big Items** (Planning: LCI, ARC, MARTA, City of Atlanta DPCD- *Infrastructure; Invest Atlanta, DPW, Private Partner TBD*-Homeless: City of Atlanta HOB, Atlanta Housing Authority-Public Safety: APD, AFD, EPPD, MPD, VAPD, MJMP-Job Training: GA Film Academy, GDEcD, AWDA,ATC-Environmental Cleanup-(US Army BRAC, USACE,GA EPD-Schools: APS, Charter School Operator)
- **Story Teller Communications** (*Strengthen Community Engagement-leverage LCI Study.*)

Item No. 8: Resolution-Mission, Vision, and Goals:

Mr. Hooker presented the Mission Statement and Vision for MILRA with Six Strategic Goals and after Mr. Hooker read the statements and the goals he then asked for feedback and the board members agreed upon several word changes in the six strategic goals. The revised versions are below.

Mission:

“To create an environment that transforms Fort McPherson into a vibrant location that catalyzes growth, opportunity, and prosperity in our surrounding community.”

Vision:

“The Authority envisions a vibrant, progressive, and self-sustaining destination that is connected with the community and the greater Atlanta region.”

Strategic Goals:

1. Bring a broad spectrum of jobs, wages and capital investment to our community.
2. Increase the desirability of the Fort McPherson property as a vibrant, progressive and self-sustaining destination.
3. Craft our story to connect the rich history of Fort McPherson to the vibrant future of this property.
4. Connect with our partners and leverage our collective resources to uplift our community.
5. Honor and uphold our commitments to our community and the government.
6. Build a robust organizational structure of people and processes to drive performance excellence.

Mr. Hooker asked for a vote from the board on the adoption of the Resolution to approve the Mission Statement, Vision and Strategic Goals.

Approval of Item No. 8:

Mr. John Akin made a motion to approve the Resolution of the Members of the McPherson Implementing Local Redevelopment Authority, Concerning Approval of The Mission Statement, Vision and Strategic Goals. It was seconded by T. Rogers Wade. Approval was unanimous.

Item No. 9: Board Committees/Charters:

Mr. Hooker gave a brief presentation to the Board on the current organizational chart and the Proposed FY16 Board Chart with the intention of implementing several new committees for the Board to review and to vote on a Resolution. However, due to some board members concerns about the level of authority of the committees it was requested that this topic be reviewed in the Executive Session in addition with copies of MILRA's Bylaws. It was also suggested that this item be held over to the next MILRA's Board meeting for final approval.

Item No. 10: FY16 Budget Presentation:

Mr. Michael Lusk gave a detailed presentation of MILRA Financial Budget for the 2016 Fiscal year. A copy of the report was enclosed in the board members packet and it was self-explanatory. In addition there was a Resolution of the Members of the McPherson Implementing Local Redevelopment Authority Concerning Approval of the Fiscal Year 2016 Budget and Other Official Actions in the board's handout for their review and approval.

Approval of Item No. 10:

Mr. Thomas Weyandt made a motion to approve the Resolution of The Members of the McPherson Implementing Local Redevelopment Authority Concerning Approval of the Fiscal Year 2016 Budget and Other Official Actions. It was seconded by John Akin. Approval was unanimous.

Item No. 12: 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 Richard Holmes made a motion to approve and it was seconded by T. Rogers Wade. Approval was unanimous.

The Board went into Executive Session for approximately 1 hour and 29 minutes. Thomas Weyandt made a motion to end the Executive Session and it was seconded by Chandra Houston. Approval was unanimous.

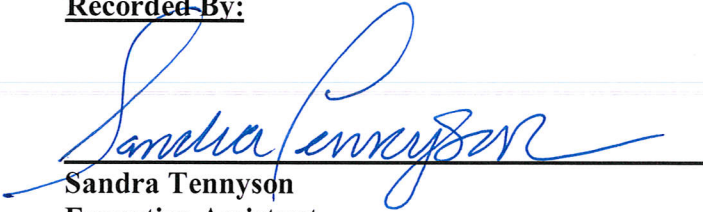
After the Executive Session ended the Chairman asked that the meeting be reopened to the public. Kenneth DeLeon made a motion to approve and it was seconded by Chandra Houston. Approval was unanimous.

Mr. Brian McGowan requested the Board set a permanent day of the month for each MILRA Board meeting and it was an overall consensus that this will be in place henceforth.

Adjournment:

Richard Holmes made a motion to adjourn; it was seconded by Brian McGowan. Approval was unanimous. The MILRA meeting ended at approximately 4:02 pm.

Recorded By:



Sandra Tennyson
Executive Assistant

Approved By



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 18th day of August 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 18th day of August 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)

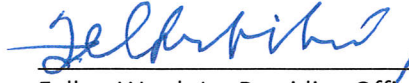
X DELIBERATION REGARDING EXISTING LITIGATION OR OTHER LEGAL MATTERS

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.

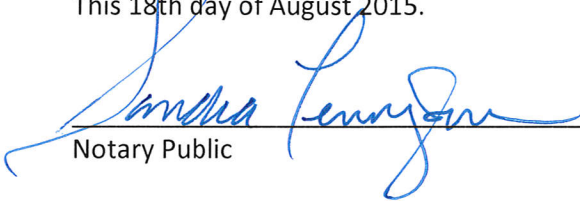
This 18th day of August 2015.



Felker Ward, Jr., Presiding Officer

Sworn and subscribed before me
This 18th day of August 2015.

Witnessed:



Notary Public (SEAL)



Witness

*my commission
expires on 4/20/2019*