

McPherson Implementing Local Redevelopment Authority

Board of Directors Meeting

September 17, 2015

A meeting of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Thursday, September 17, 2015 at 1794 Walker Ave., SW, Atlanta, GA 30310.

Board Members:

Felker Ward, Jr., Chairman
Richard Holmes, Vice Chair
Chandra Houston, Secretary
Marvin Arrington, Jr.
Sharonda Hubbard
Sondra Rhoades-Johnson
Meredith Lilly
Brian McGowan
Aaron Watson
Thomas Weyandt

Ex-Officio:

Joyce Sheperd, Atlanta City Councilmember

Staff, Legal Counsel and Others:

Brian Hooker, MILRA
Sandra Tennyson, MILRA
Darlene Hawksley, MILRA
Michael Lusk, MILRA
James McCormick, MILRA
Pete Hayley, MILRA
John Schindler, MILRA
Denise-Perkins Griffith, MILRA Consultant
Robert Myrick, MILRA Fellow
Peter Andrews, Attorney, Greenberg Traurig
Amy Stinson, HL Strategy

Guests:

Tryphenia Jones, Citizen
Melvin Buchanan, Goode Van Slyke Architect
Quinton L. Spann, GDOT Planning
Prentiss Davis, Sr., D-One Security
Sean Cook, TVilight B.V.
Leslie Wiggins, Atlanta VAMC

Alvin Rosado, Atlanta VAMC
James West, Atlanta VAMC
Barbara Patton, ACU
Allean Brown, NPU-S
Michael Hightower, The Collaborative Firm
Althea Brown
Allan Travis, BOR
Shelly Peart, City of Atlanta
Steve Williams, Capital View
Gamba Stewart, Sylvan Hills
Renee Arnold, Maximum One Realty
William Howard

The Chairman called the MILRA meeting to order at approximately 1:06 P.M.

Announcements and Welcome:

The Chairman thanked the audience for their continued support and welcomed them to the meeting. The Chairman also took the time to introduce two new board members Sharonda Hubbard and Sondra Rhoades-Johnson stating that they were representing the City of East Point. 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. Chandra Houston made a motion to approve and it was seconded by Richard Holmes. Approval was unanimous.

Approval of the Minutes:

The Chairman recommended the approval of the August 18, 2015 minutes and Richard Holmes made a motion to approve and it was seconded by Thomas Weyandt. Approval was unanimous.

Public Comment:

The Chairman invited public comment and several audience members spoke.

Item: 5: Community Engagement Subcommittee Report:

Councilmember Sheperd gave a report on the Community Engagement Subcommittee meeting that was held on August 31, 2015. Councilmember Sheperd stated that Brian Hooker gave an update from the last MILRA board meeting and that he gave a review of MILRA's new website. Mr. Hooker informed the CES that there was a Community page and that he looked forward to their input. Councilmember Sheperd also stated that the CES committee decided that there would be a Fall Festival in October and that several dates were discuss and Saturday, October 24, 2015 was the date set for the Fall Festival/ Open House.

Councilmember Sheperd stated that the CES would also like to have an update on the homeless commitment and would like to meet with the Veterans Empowerment Organization (VEO) who replaced one of the providers who withdrew.

Councilmember Sheperd stated that the structure of CES will be reviewed and evaluated and that a visit to Westside Works is on the agenda so that they can look at how their local hire program works.

Item No. 6: Executive Director's Report:

Mr. Hooker welcomed the new board members and that he was honored to have joined them at Governor's Deal office at their swearing-in ceremony. Mr. Hooker also informed the board that a New Board Member Orientation was hosted on Tuesday, September 8, 2015 that included information and that a tour of the property, and thanked Chairman Ward, Vice Chair Richard Holmes, Thomas Weyandt and Councilmember Sheperd for attending.

Mr. Hooker also mentioned that we not only have a new website but that we also have new email addresses that is more user-friendly. Mr. Hooker also introduced the newest MILRA's consultants Pete Hayley, Program Manager and John Schindler, Asset and Property Manager, and Robert Myrick, Real Estate Fellow, and announced that we will be bringing on several additional Graduate Fellows for the fall term.

Mr. Hooker also shared with the board and audience that the consultant has been selected for the LCI update. The architecture firm the Sizemore Group is leading this project with the support of The Collaborative Firm leading public participation, Noelle Consulting providing predictive market analysis, Kimley-Horn engineers providing their transportation expertise, Mack Cain Design will be providing their landscapes skills and HJ Russell their development expertise. Mr. Hooker also gave the dates for the community events: October 1, 2015 is the Kickoff at 6:30 pm to be held at the Reverend James Orange Community Center and the Fall Festival to be held on October 24, 2015 from 10am-2pm on the grounds of Fort Mac.

Mr. Hooker also informed the board that there will be an RFP posted on Monday, September 21, 2015 for security services and landscaping and that the pre-proposal meeting of interested parties will be held Monday, October 12, 2015 and proposals would be due October 26, 2015. Mr. Hooker stated this is important for two reasons: (1.) It will allow the market to bring MILRA better pricing and (2.) It will allow opportunity for local businesses to submit their proposal.

Mr. Hooker stated Invest Atlanta Board, chaired by Mayor Reed voted to support both of Fort Mac LRA's request for funding: \$50,000 for the LCI Update and \$510,000 for the VAMC replacement road. Also, the Final Report from ULI Technical Assistance Panel is now ready for the public. Continued interest in leasing and purchasing of buildings is ongoing and that more than a dozen charter school operators have shown an interest in putting a school here. Mr. Hooker also stated that there were three more slots available for board members to attend the Association of Defense Communities to be hosted in San Antonio, Texas-October 21st-23, 2015.

Item No.7: Financial Report:

Mr. Michael Lusk gave an update of MILRA's July and August actual activity and compared to the fiscal 2016 budget year to date. A copy of the report was enclosed in the board members packet for their perusal.

Approval of Item No. 7:

Ms. Chandra Houston made a motion to approve the financial report. It was seconded by Thomas Weyandt. Approval was unanimous.

Item No. 8: Update from VA Medical Center:

Mr. Alvin Rosado, Fort McPherson Site Administrator, gave a very informative update to the board in reference to the VA Medical Center located on the former Army base. Before Mr. Rosado gave his update he took the time to introduce his boss Ms. Leslie Wiggins, the Medical Center Director.

Mr. Rosado stated that the VA Medical opened its doors in 2013 and more space is already needed to accommodate the number of Veterans that are currently coming to the clinic noting that they are already out of parking space, the number needed is in excess of 300, and a parking deck is to be built soon on their property. Mr. Rosado stated that there are 300 plus employees on site and that the square footage that they are currently occupying is not enough and Ms. Wiggins interjected by stating that they could use another 600 thousand square feet to meet their demand across metro Atlanta.

Mr. Rosado stated that there are several services provided at the Medical Center:

- The Domiciliary Care for Veterans is housed in buildings 131 & 130. There are 40 beds in building 131 and an additional 20 beds in building 130.
- The Community Resources Referral for the Homeless, located in building 128 & 129, finds places to house homeless veterans.
- The Multi-Specialty Clinic housed in building 125 is where Primary Care is given which including dental, x-ray, mental health and drawing blood.
- There is also a substance Abuse Program.
- The Women's Center of Excellence falls under Primary Care.
- The eye screening is for diabetic veterans also falls under Primary Care.

Mr. Rosado stated the number of unique visitors to the clinic is approximately 20 thousand annually. That does not include the repeat visits per year. The need for more space is critical.

Item No. 10: 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 section 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 Thomas Weyandt made a motion to approve and it was seconded by Aaron Watson. Approval was unanimous.

The Board went into Executive Session for approximately 1 hour and 30 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. Chandra Houston made a motion to approve and it was seconded by Meredith Lilly. Approval was unanimous.

Item No. 11: Resolution- Board Committee/Charters:

A resolution of the Members of the McPherson Implementing Local Redevelopment Authority, concerning adoption of the charters for the Executive Committee, the Development Committee and the Finance Committee, was reviewed along with the: purpose, members, authority, responsibilities and quorum for each of the committees along with the effective date of September 17, 2015.

Chandra Houston made a motion to approve and it was seconded by Thomas Weyandt. Approval was unanimous.

Item No. 12: Election of Officers & Announcement of Committee Chairs:

The MILRA Board nominated Richard Holmes to continue to serve as Vice Chair, Chandra Houston to continue to serve as Secretary and Aaron Watson as Treasurer.

The MILRA Board nominated the following Board members to Chair the newly created committees:

- Thomas Weyandt to Chair the Development Committee;
- Aaron Watson to Chair the Finance Committee

Chandra Houston made a motion to approve these nominations and it was seconded by Sharonda Hubbard. Approval was unanimous.


Adjournment:

Richard Holmes made a motion to adjourn; it was seconded by Thomas Weyandt. Approval was unanimous. The MILRA meeting ended at approximately 4:00 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 17th day of September 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 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 17th day of September 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.

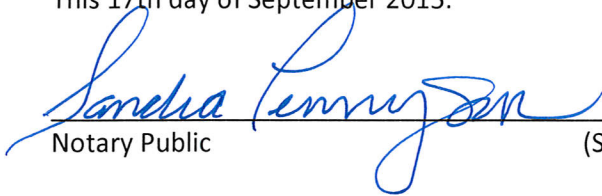
(4) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4(b) that such an affidavit be executed.

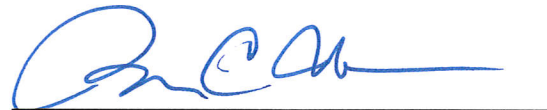
This 17th day of September 2015.


Felker Ward, Jr., Presiding Officer

Sworn and subscribed before me
This 17th day of September 2015.

Witnessed:


Notary Public (SEAL)


Witness

My Commission
expires on 4/20/2019