

Forest Park/Fort Gillem Implementation Local Redevelopment Authority
Board of Directors Meeting
November 20, 2013
Minutes

A regular meeting of the Forest Park/Fort Gillem Local Redevelopment Authority was held on Wednesday, November 20, 2013, at the Forest Park City Hall, 745 Forest Parkway, Forest Park, GA 30297.

Board Members: Latresa Akins; Frank Brandon; Kim Carter for Gretchen Corbin; David Lockhart; Linda Lord; Maudie McCord; Tommy Smith; and, John Westervelt.

Staff, Legal Counsel and Others: Fred Bryant; Executive Director; Angela Redding, Management Analyst; and, Matt Jackson, Deputy Fire Chief.

John Westervelt, Chairman, called the meeting to order at 6:01 p.m. There was a quorum present. The following matters were addressed:

Approval of Minutes: David Lockhart made a motion to approve the minutes of the October 1, 2013 meeting, seconded by Tommy Smith. The Board voted unanimously to approve the motion.

Chairman's Announcements and Comments:
John Westervelt welcomed everyone to the meeting.

Executive Director's Update:

None.

Old Business:

On October 30, 2013, the ILRA had conference calls with the Army Team to discuss the MOA, Quitclaim Deed, Guaranty Letter and Promissory Note. The ILRA has proposed language in each document that will protect its and the City's interest and minimize risk. This language has been used by the Army in other recent transfers. Army Team is reviewing the documents. The ILRA Board received copies of the relevant changes in each document for review prior to the meeting. The ILRA and Army have agreed to a closing window for the FOST transfer not earlier than January 24, 2014 and not later than February 26, 2014.

Project Jasper's Executive Committee meets on November 22, 2013, to discuss the site and to authorize funds to move forward. The ILRA staff and our development partners are optimistic that Jasper will initiate contract discussions in the near future.

The ILRA is talking with Project Bluebird about 53 acres that includes the Wherry Housing leasehold. The main concern is the ability to deliver that property in the timeframe desired by Bluebird. ILRA Staff is in discussions with the Kennon brothers who manage the leased property.

New Business:

Fred Bryant and David Lockhart discussed the formation by the Mayor and Council of an Urban Redevelopment Agency (URA). The URA will be the legal entity that has the authority to issue bonds to purchase Fort Gillem from the Army and to pay for backbone infrastructure. The URA will establish a line of credit with a financial institution. The URA will enter into an Intergovernmental Agreement with the City of Forest Park whereby the City pledges its full faith and credit and taxing power to guaranty the bonds. The URA d/b/a the Forest Park/Fort Gillem ILRA will purchase the property from the Army. The ILRA does not have the independent authority under Georgia law to issue bonds or establish the line of credit.

By statute, the URA must be composed of residents of Forest Park and may not include elected officials. Mayor and Council will select five (5) residents to serve on the Board. The current Forest Park/Fort Gillem ILRA members who are not residents will serve as an advisory committee to the URA. The current ILRA Executive Director may serve in that capacity for the URA.

David Lockhart commended and thanked the ILRA Board members for their dedication and long term commitment to this project and reiterated that the creation of the URA is to ensure that our actions to purchase and transfer Fort Gillem property are in full compliance with Georgia law.

The next regular meeting will be December 18, 2013, at 6:00 p.m.

Open Discussion:

None.

Adjournment:

A motion was made by Linda Lord to adjourn the meeting. The motion was seconded by Maudie McCord. The meeting was adjourned at 6:23 p.m.

Recorded By:

Fred Bryant, Forest Park/Fort Gillem LRA
Executive Director

Approved:

December 18, 2013

Fred E. Bryant
Executive Director