



## **McPherson Implementing Local Redevelopment Authority**

Fort Mac LRA Board Meeting  
April 21, 2022

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, April 21, 2022, at 1794 Walker Avenue, SW, Atlanta, GA 30310.

### Board Members:

Cassius Butts  
Sondra Rhoades-Johnson  
Ernestine Garey  
Young Hughley  
Laurel Hart  
Nicholas Hess  
Courtney English  
Thomas Calloway  
Audra Cunningham  
Eshe Collins  
Liz Hausmann

### Ex-Officio Members:

Antonio Lewis, City of Atlanta Councilmember-District 11

### Staff, Legal Counsel and Others:

David Burt, Fort Mac LRA  
Sandra Tennyson, Fort Mac LRA  
Robert Mosby, Fort Mac LRA  
CeCe Ross, Fort Mac LRA  
Pete Hayley, Fort Mac LRA  
Tracey Upshaw, Fort Mac LRA  
Melissa Lopez-Rogers, Attorney, Greenberg Traurig  
Jonathan Perry, Attorney, Greenberg Traurig  
Mark Hayes, Mark Hayes Consulting, LLC

### Guests

Michael Phillips

Marcus Dawson  
Roxanne Gardner  
Michael Reeves  
Daryl Lewis, Veterans Administration  
Samuel Miller, Veterans Administration  
Roslyn Baughn,  
Judith Walker  
Michael Hopkins  
Mina Turabi, City of Atlanta

**Announcements and Welcome:**

Newly appointed and re-appointed Board members signed their oaths. Quorum was determined and Chairman Cassius Butts called the meeting to order at approximately 1:17 pm and welcomed the Board members and guests.

**Approval of Agenda:**

Chairman Butts presented the agenda for approval. A motion to approve the agenda was properly made and seconded. Approval was unanimous.

**Approval of Minutes:**

Chairman Butts presented the meeting minutes from the December 16, 2021, Fort Mac LRA Board meeting for approval.

A motion to approve was properly made and seconded. Approval was unanimous.

**Officer Election:**

A motion to nominate Ernestine Garey to fill the vacant position of Board Treasurer was properly made and seconded. Approval was unanimous.

**Appointment of Committee Chairpersons:**

Board Chair Cassius Butts announced the following committee chairs:

- a. Development Committee - Audra Cunningham
- b. Finance Committee - Ernestine Garey
- c. Community Engagement Subcommittee - Thomas Calloway
- d. Housing and Supportive Services Committee – Courtney English

**Presentation of MILRA/TD Jakes REV Joint Community Events:**

Mr. Burt introduced Mr. Michael Phillips from the T. D. Jakes Foundation and stated that the foundation has agreed to partner with MILRA on community service events. Ms. Tracey Upshaw, Project Coordinator, informed the Board that she is working on the planning for several events, possibly to include a home buyer's seminar, financial literacy class, and job fair.

**Committee Updates:**

PAAC Chair Young Hughley and Project Coordinator Tracey Upshaw gave an update on proposed arts events and stated that a PAAC meeting would be held to discuss these and other proposed events and activities.

**Property Update:**

Mr. David Burt, Executive Director, provided an update on the redevelopment of the former FORSCOM building. After extensive value engineering with the FDA, the property developer, Easterly Government Properties, has resumed work on construction documents and construction is expected to restart in early 2023. Mr. Burt also provided an update on the work with Georgia Power to transfer electrical service to the credit unions from the Fort Mac system to direct service from Georgia Power.

**Finance Update:**

Mr. Robert Mosby, Controller, gave the March 2022 Budget-to-Actual financial update. Mosby reported that revenue had a positive variance of approximately \$50,000 due to additional TPS parking and license agreements. He reported that Operating Expenses were approximately \$500,000 below projections due to lower Site Planning, General and Administrative, and Caretaker expenses because of the timing of projects. Year-to-date, the current financial statement represents a positive variance of approximately \$550,000 and is expected to remain constant throughout the remainder of the year.

**Presentation of the Draft 2022/2023 Budget:**

Mr. Robert Mosby, Controller gave a detailed presentation to the Board on the proposed budget. Mr. Mosby also informed the Board that the final payment to the Army of one million dollars will be made on or before June 26, 2022. This represents MILRA's last financial obligation to the Army. Mosby and Executive Director Burt mentioned that the staff would likely revisit the 2022-2023 budget in December and provide an updated mid-year budget to the Board once the timing of property transactions is known. The 2022-2023 budget will be presented at the May 2022 Board meeting for approval.

**Approval of Lease with Tyler Perry Studios**

Chairman Butts presented a Resolution to the Board which would allow for the execution of documents to extend a lease with Tyler Perry Studios for the use of a parking lot in the historic district.

A motion to approve the Resolution was properly made and seconded. Approval was unanimous.

**Executive Session:**

Chairman Butts asked for a motion to convene to Executive Session and to reconvene to open session to approve and vote on matters before the Board at that time. A motion to approve was properly made and seconded. Approval was unanimous.

Chairman Butts read the following statement:

“Ladies and Gentlemen:

In accordance with O.C.G.A. Section 50-14-4(B), a quorum of the McPherson Implementing LRA is present and has agreed to enter executive session by a majority vote. The purpose for the closed section is for members to (1) deliberate regarding real estate, (2) other legal matters, (3) and 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 Chairman Butts read the statement, a motion to approve was properly made and seconded. Approval was unanimous.

The Board went into Executive Session for approximately 58 minutes.

Chairman Butts stated the purpose of the Executive Session was to discuss legal matters, real estate matters, and personnel matters.

**Motion to return to Open Session:**

Chairman Butts asked for a motion to return to open session. A motion was properly made and seconded. Approval was unanimous. The Board Chair announced that the items discussed in the Executive Session were related to Real Estate matters.

A Resolution was presented to approve the Second Amendment to the Purchase and Sales Agreement with Fort TPS Properties, LLC to extend the due diligence period and to finalize certain contractual issues.

A motion to approve the Resolution was properly made and seconded. Approval was unanimous.

A Resolution was presented for approval of execution and delivery of a term sheet and lease by and between T.D. Jakes Real Estate Ventures, LLC and MILRA relating to the lease of Buildings 22, 27, and 28 at the former Fort McPherson Army Base.

A motion to approve the Resolution was properly made and seconded. Approval was unanimous.

**Public Comment:**

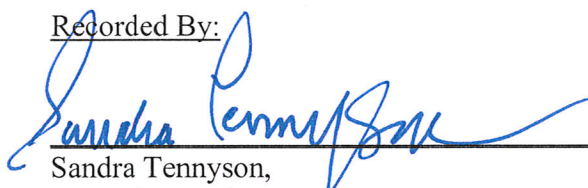
Ms. Judy Walker spoke about her desire for the voice of the community to be continually heard throughout the development phase.

**Adjournment:**


A motion to adjourn was properly made and seconded. Approval was unanimous. The meeting adjourned at 3:21 pm.

(Signatures to follow)

Recorded By:

  
\_\_\_\_\_  
Sandra Tennyson,  
Executive Assistant

Approved By:

  
\_\_\_\_\_  
David Burt,  
Executive Director

**OPEN MEETINGS AFFIDAVIT**

**PERSONALLY, APPEARED** before the undersigned attesting officer, duly authorized to administer oaths, Cassius F. Butts, 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 21<sup>st</sup> day of April 2022.
  
- (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 21<sup>st</sup> day of April 2022 which was closed for the purpose of:

**X LEGAL MATTERS**

**X DELIBERATION REGARDING REAL ESTATE MATTERS**

**X PERSONNEL**

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


**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.

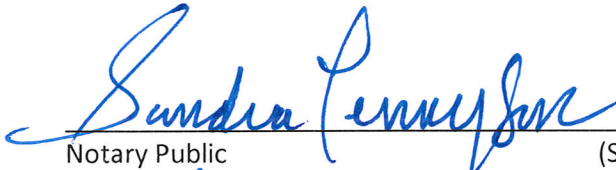
(4) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4(b) that such an affidavit be executed.

This 21<sup>st</sup> day of April 2022.

  
Cassius F. Butts, Presiding Officer

Sworn and subscribed before me  
This 21<sup>st</sup> day of April 2022.

Witnessed:

  
Notary Public (SEAL)  
my commission expires on 3/24/2023

  
Witness