



McPherson Implementing Local Redevelopment Authority

Fort Mac LRA Board Meeting
May 20, 2021

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) Board of Directors was held on Thursday, May 20, 2021, via ZOOM.

Board Members:

Cassius Butts, Chairman
Marvin Arrington, Jr., Vice-Chairman
Sondra Rhoades-Johnson, Secretary
Ernestine Garey
Carmen Chubb
Liz Hausmann
Young Hughley
Laurel Hart
Leonard Adams
Jeremy Farmer

Ex-Officio Members:

Joyce Sheperd, 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
Tracey Upshaw, Fort Mac LRA
Joyce Allen, Fort Mac LRA

Peter Andrews, Attorney, Greenberg Traurig
Jonathan Perry, Attorney, Greenberg Traurig
Orlando Evora, Attorney Greenberg Traurig
Mark Hayes, Mark Hayes Consulting, LLC

Guests

Jocelyn Bivins-Ford
Sherry B. Williams
Donnell Suggs
C. Claire
Michael Frierson
Mykal Kristopher
Roxanne Gardner
Judy Walker
Michael Hopkins
Adam It
Leonard
John

Announcements and Welcome:

Fort Mac LRA Board Secretary, Sondra Rhoades-Johnson, called the meeting to order at approximately 1:07 P.M. and informed the Board that Chairman Butts would be a few minutes late. Mrs. Rhoades-Johnson thanked everyone for their attendance and stated that those who wished to make a comment during the meeting must submit their comment by email to publiccomment@fortmaclra.com which would be read at the designated time.

Swearing In of New Board Member & Determination of Quorum

Mrs. Sondra Rhoades-Johnson introduced MILRA's newly appointed Board member, Mr. Leonard Adams, who repeated the following oath of office.

"I do further solemnly swear (or affirm) that I am not the holder of any unaccounted for public money due this State, or any political subdivision or authority thereof; that I am not the holder of any office of trust under the government of the United States, any other state, or any foreign state which I am prohibited from holding by the laws of the State of Georgia; and that I am otherwise qualified to hold said office, according to the Constitution of the United States and laws of Georgia, and that I will support the Constitutions of the United States and of this State."

Mr. Adams was welcomed as a member of the Board of Directors and a quorum was declared.

Approval of Agenda:

Mrs. Rhoades-Johnson presented the agenda for approval. A motion to approve the agenda was properly made and seconded. Approval was unanimous.

Public Comment:

Several public comments were submitted and read by Fort Mac LRA staffer Ms. Joyce Allen. The highlights of the comments are listed below:

- Statement of concern for the gentleman who sits outside the Tyler Perry Studios entrance daily and a question of whether anyone has reached out to him to see if he is in need of assistance. Board response: Councilmember Sheperd and TPS are familiar with this gentleman. He has not previously responded to offers of assistance, but Councilmember Sheperd's office will check further.
- Donald Suggs informed the Board that he is now the reporter for the Atlanta Business Chronicle who will cover meetings and activities at Fort Mac LRA.
- Question concerning updates on the TD Jakes REV 45-day proposal. Board response: No new updates.

Approval of Minutes:

Mrs. Rhoades-Johnson presented the Minutes of the April 15, 2021, Fort Mac LRA Board of Director's Meeting for approval. A motion to approve was properly made and seconded. Approval was unanimous.

Board Committees Reports:

Executive Committee - No report

Development Committee – Chairman Liz Hausmann reported that a meeting was held on Tuesday, May 18, 2021, with Executive Session only.

Fort Mac LRA Community Engagement Subcommittee (CES) -

Board Member Joyce Sheperd, Chair of the CES, informed the board that a meeting was held on April 21, 2021 with a great deal of questions regarding the TD Jakes proposal. Councilmember Sheperd mentioned that the CES would like to learn more about the LCI Study Plan since it will be used as a

guide. A draft copy of the minutes from the April 21st CES meeting was provided for the board's perusal.

Public Arts Advisory Council-Chairman Young Hughley reported that there was no formal meeting. He did meet with staff to walk the Fort Mac campus looking at spaces for events and discussed recruiting new PAAC committee members.

Homeless Housing Committee- Committee Chair Joyce Sheperd stated that there was nothing new to report.

Finance Committee – Committee Chair Ernestine Garey, asked Mr. Robert Mosby, Fort Mac LRA Controller, to give a report from the committee meeting that was held on Monday, May 10, 2021. Mr. Mosby stated that Fort Mac LRA revenue was above budget by approximately \$58,000, largely due to the leasing of parking to Tyler Perry Studios (TPS). Mr. Mosby also mentioned that Fort Mac LRA was receiving a reimbursement for utility expenses of 95% from Tyler Perry Studios in the current year versus 65% in previous years. For the current fiscal year, expenses for operations are almost \$700,000 under budget which is partially offset by an additional expense of almost \$50,000 for a City of Atlanta interest payment.

Financial Update:

Mr. Robert Mosby, Controller, gave an update on the financials for the month of April (Budget to Actual) and reported that spending remains under budget overall. He reported that there were no significant items of concern and that staff was being prudent in spending.

A spreadsheet with the discussed information was provided to the Board members.

Update on 2021 Audit RFQ:

Mr. Robert Mosby reported that he will present a summary of the proposals received from accounting firms for the upcoming audit along with a recommendation from the selection committee at the June Board meeting.

Property Update:

Mr. David Burt, Executive Director, informed the Board that ownership of the remaining 14 acres belonging to the Army should be transferred to MILRA within the next six to eight weeks. He also gave a brief update on the

FORSCOM building, stating that he was informed by a representative from Easterly that they are waiting to hear from the FDA on potential value engineering of the project.

Item 11: Executive Session:

Chairman Cassius 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.

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 session is for members to deliberate regarding (1) real estate, (2) other legal matters, and (3) 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, a motion to approve was properly made and seconded. Approval was unanimous.

The Board went into Executive Session for approximately 1 hour.

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

Board member Ernestine Garey made a motion to approve a Resolution with the following language to extend the TD Jakes Real Estate Ventures negotiation period: “Authorizing a thirty-day extension of the forty-five-day exclusive negotiating period with TD Jakes Real Estate Ventures (“TDJ REV”) or an affiliate for the disposition and redevelopment of a portion of Fort McPherson.”

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

Item 12: Chairman's Announcements:

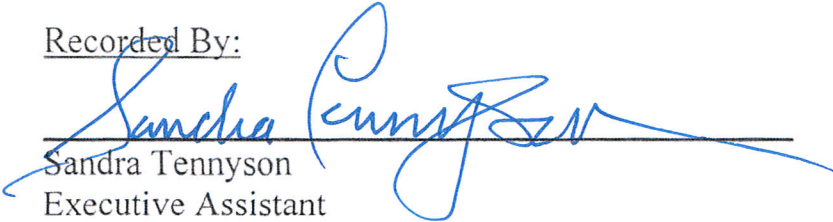
Next Board Meeting – June 17, 2021, at 1:00 P.M.

Adjournment:

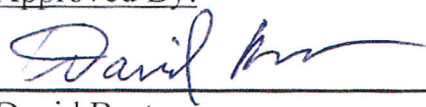
A motion to adjourn was properly made and seconded. Approval was unanimous. The meeting adjourned at approximately 2:27p.m.

(Signatures 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 20th day of May 2021.
- (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 20th day of May 2021 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

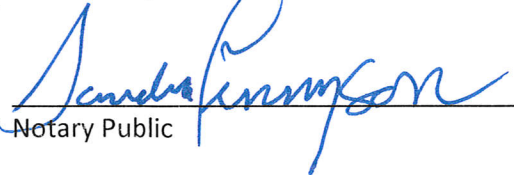
as allowed by O.C.G. A., Title 50, Chapter 14 and was devoted to matters within those exceptions and as provided by law.

- (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.

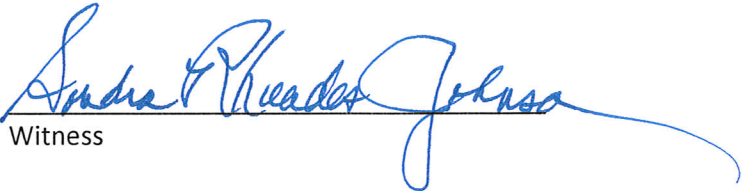
This 20th day of May 2021.


Cassius F. Butts, Presiding Officer

Sworn and subscribed before me
This 20th day of May 2021.


Notary Public (SEAL)

Witnessed:


Witness

my commission
expires on 2/24/2023