



## **McPherson Implementing Local Redevelopment Authority**

Fort Mac LRA Board Meeting  
October 21, 2021

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, October 21, 2021, via Zoom.

### Board Members:

Marvin Arrington, Jr.  
Ernestine Garey  
Sondra Rhoades-Johnson  
Shuntel Beach  
Carmen Chubb  
Liz Hausmann  
Young Hughley  
Laurel Hart  
Jeremy Farmer

### Ex-Officio Members:

Joyce Sheperd, City of Atlanta Councilmember-District 11  
Nan Orrock, State Senator, District 36

### 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  
Joyce Allen, Fort Mac LRA  
Tracey Upshaw, Fort Mac LRA  
Jonathan Perry, Attorney, Greenberg Traurig  
Melissa Lopez- Rogers, Attorney, Greenberg Traurig

Guests

Mark Hayes, Mark Hayes Consulting, LLC  
Maria Saporta, Saporta Report  
Constance Callahan  
Bruce Gunter  
Donnell Suggs, Atlanta Business Chronicle  
Florrie Kelly  
Maryum Gibson  
Justin Wilfong  
Reggie Powell  
Lekan Oguntoyinbo  
Jocelyn Bivins

**Announcements and Welcome:**

Vice-Chairman, Marvin Arrington, Jr. called the meeting to order at approximately 1:08 P.M. Board member Ernestine Garey made a motion for Vice-Chairman Marvin Arrington, Jr., to chair the meeting in the absence of Chairman Cassius Butts. The motion was properly made and seconded. Approval was unanimous.

**Approval of Agenda:**

Vice-Chairman Arrington presented the Agenda for approval. A motion to approve the Agenda was properly made and seconded. Approval was unanimous.

**Approval of Minutes:**

Vice-Chairman Arrington presented the September 16, 2021 Fort Mac LRA Board of Director's Meeting Minutes for approval. A motion to approve the minutes was properly made and seconded. Approval was unanimous.

**Board Committees Reports:**

- a. Executive Committee: No report.
- b. Development Committee: Board Member Hausmann stated that the committee had meet on October 11, 2021 and October 19, 2021. The meetings included Executive Sessions to discuss real estate and legal matters and discussions in open session to refer the TD Jakes master plan to the full Board for approval.
- c. Community Engagement Subcommittee (CES): No report was given.
- d. Public Arts Advisory Council: Board Member Young Hughley mentioned that the City of Atlanta's Bureau of Cultural Affairs will be hosting two events on the grounds of Fort Mac at the end of the month. On Friday, October 29<sup>th</sup> there will be a dance performance and on Saturday, October 30<sup>th</sup> there will be a drive-in movie. Mr. Hughley also stated that at the next meeting he will be presenting the bio of their newest proposed committee member, Mr. David Manuel, who currently serves as Fulton County Arts Council Director.
- e. Homeless Housing Committee: No report.
- f. Finance Committee: Board member Ernestine Garey stated that no meeting was held in October and that the next meeting is scheduled for Monday, November 15, 2021 at 4pm.

**Financial Update:**

Mr. Robert Mosby, Controller, gave an update on the year-to-date financials and stated that for the month of September 2021, MILRA had a \$3,000 favorable variance in revenue. Mr. Mosby also stated that salaries and benefits were \$15,000 under budget due to personnel adjustments, and that the caretaker expenses were \$110,000 under budget due to increased recovery for operational expenses. Legal expenses were \$41,000 under budget due to the timing of legal fees for operations and real estate matters. For the year-to-date through September, MILRA is approximately \$204,000 under budget for Operating Expenses.

A spreadsheet with detailed information was provided for the Board members.

**Property Update:**

Mr. David Burt, Executive Director, informed the Board that a contract has been signed with Tyler Perry Studios for the sale of approximately 37 acres. Mr. Burt stated that staff is looking at moving into Building 162 and evaluating the costs to bring the building up to standard for occupancy. Board member Ernestine Garey requested a cost estimate for budget purposes in reference to the relocation of the Fort Mac LRA office.

Mr. Burt shared the details of the City of Atlanta's Elevate art events to be held at Fort Mac - a dance performance on October 29, 2021 and a drive-in movie on October 30, 2021. Mr. Burt stated that the movie will be held at 7pm and before the movie representatives from TDJ REV will be at Fort Mac from 4pm-6pm to continue dialogue with the community and to share their master plan.

Mr. Burt stated that staff has been working with Georgia Power to provide electrical service to the two credit unions on the property to allow for the decommissioning of the Fort Mac power substation once TPS purchases the 37-acre parcel. Georgia Power will require easements from MILRA to provide this new electrical service.

**Resolution to execute easement documents with Georgia Power for Georgia's Own and Associated Credit Unions:**

A Resolution was presented to allow for the execution and delivery of an overhead distribution construction agreement, easement, and underground distribution construction agreement between McPherson Implementing Local Redevelopment Authority and Georgia Power relating to the Associated Credit Union property and the Fort Mac Credit Union property.

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

**Resolution to execute easement documents with Georgia Power for the relocated MILRA office and the guard booth:**

A Resolution was presented to allow the execution and delivery of an overhead distribution construction agreement, easement, and underground distribution construction agreement between McPherson Implementing Local Redevelopment Authority and Georgia Power related to providing electrical service to Building 162 and the guard booth.

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

**Public Comment:**

Mr. Burt stated there were two comments from the September 16, 2021 Board meeting that were received by email and proceeded to read those emails.

No public comments were submitted at this meeting.

**Executive Session:**

Vice-Chairman Arrington 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.

Vice-Chairman Arrington 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 the acquisition of interest in real estate, (2) and other legal matters, (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 Vice-Chairman Arrington read the statement, a motion to approve was properly made and seconded. Approval was unanimous.

The Board went into Executive Session for approximately 2 hours and 18 minutes.

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

**Motion to return to Open Session:**

Vice-Chairman Arrington asked for a motion to return to open session. A motion was properly made and seconded. Approval was unanimous.

Board member Ernestine Garey made a motion for the Board to approve a Resolution providing approval of the TDJ REV Interim Master Development Plan relating to the acquisition and redevelopment of approximately 94 acres at the former Fort McPherson

Army Base pursuant to that certain purchase and sale agreement dated as of August 31, 2021.

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

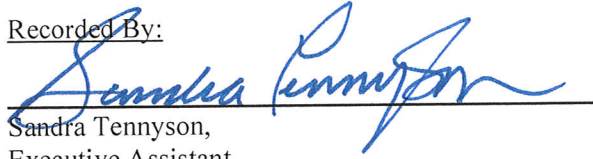
**Adjournment:**

A motion to adjourn was properly made and seconded. Approval was unanimous. The meeting adjourned at approximately 3:55p.m.

(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, Vice-Chairman Marvin Arrington, 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 21<sup>st</sup> day of October 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 21<sup>st</sup> day of October 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.

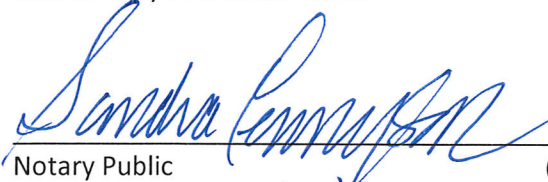
This 21<sup>st</sup> day of October 2021.

  
Vice-Chairman Marvin Arrington, Jr., Presiding

Officer

Sworn and subscribed before me  
This 21<sup>st</sup> day of October 2021.

Witnessed:

  
Notary Public (SEAL)

  
Witness

*my commission expires on 3/24/2023*