



McPherson Implementing Local Redevelopment Authority

Fort Mac LRA Board Meeting
September 16, 2021

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, September 16, 2021 at 1794 Walker Avenue, SW, Atlanta, GA 30310.

Board Members:

Ernestine Garey
Carmen Chubb
Liz Hausmann
Young Hughley
Laurel Hart
Leonard Adams

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
Pete Hayley, Fort Mac LRA
Tracey Upshaw, Fort Mac LRA
Peter Andrews, Attorney, Greenberg Traurig
Mark Hayes, Mark Hayes Consulting, LLC

Guests

Maria Saporta

Michael Reeves

Announcements and Welcome:

Board member Ernestine Garey, called the meeting to order at approximately 1:07 P.M.

Approval of Agenda:

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

Approval of Minutes:

Ms. Garey presented the August 19, 2021 Fort Mac LRA Board of Director's Meeting Minutes for approval. Board member Young Hughley asked that the Minutes be amended to reflect that David Manuel was recommended as a possible addition to the Fort Mac LRA PAAC Committee. A motion to approve the Minutes with the noted correction was properly made and seconded. Approval was unanimous.

Board Committees Reports:

- a. Executive Committee: No report.
- b. Development Committee: Board Member Hausmann stated that a meeting of the Development Committee was held at noon prior to the Board meeting with a discussion of real estate and legal matters in Executive Session.
- c. Community Engagement Subcommittee (CES): Councilmember Joyce Sheperd gave an update to the Board. A meeting was held on August 21, 2021 with TDJ REV and included a discussion of the public input process and the results so far.
- d. Public Arts Advisory Council: Board Member Young Hughley stated that three members had been added to the committee.
- e. Homeless Housing Committee: No report.
- f. Finance Committee: No report.

Financial Update:

Mr. Robert Mosby, Controller, gave an update on the financials and stated that the expenses for the two months ending August 31, 2021 were operating with a positive variance of approximately \$89,000. There were no major unexpected expenses for the periods. Mr. Mosby also stated there is an

approximately \$17,000 positive variance for legal expenses, and the year-to-date operating expenses are under budget.

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

Property Update:

Mr. David Burt, Executive Director, informed the Board that a deal with Tyler Perry Studios (TPS) to lease a parking lot has been approved. Mr. Burt also mentioned that the staff has been looking at Building 162 as its new location, and the TDJ REV group may share the space with the Fort Mac staff.

Executive Session:

Board member Ernestine Garey asked for a motion to convene in Executive Session and to reconvene in 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.

Board Member Garey 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 (1) deliberate matters related to 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.”

The Board went into Executive Session for approximately 48 minutes.

Board Member Garey stated that the purpose of the Executive Session was to discuss legal matters and real estate matters.

Motion to return to Open Session:

Board Member Garey asked for a motion to return to open session. A motion was properly made and seconded. Approval was unanimous. Board Member Garey stated that the purpose of the Executive Session was to discuss legal matters and real estate matters.

Announcements:

Councilmember Sheperd stated that a meeting with TDJ REV representatives would be held on Wednesday, September 22, 2021 at 5:30pm at the office of Fort Mac LRA.

Public Comments:

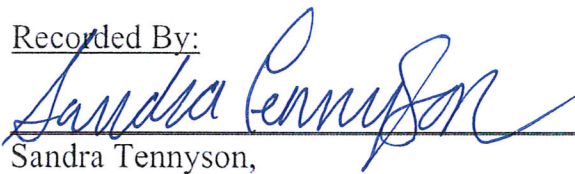
No one signed in to offer public comment at the meeting.

Adjournment:

A motion to adjourn was properly made and seconded. Approval was unanimous. The meeting adjourned at approximately 2:17p.m.

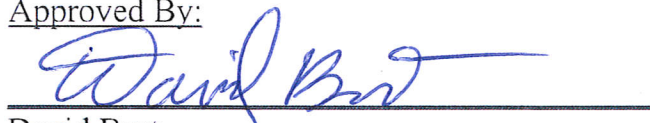
(Signatures to follow)

Recorded By:

A handwritten signature in blue ink that reads "Sandra Tennyson". The signature is written in a cursive style and is positioned above a solid horizontal line.

Sandra Tennyson,
Executive Assistant

Approved By:

A handwritten signature in blue ink that reads "David Burt". The signature is written in a cursive style and is positioned above a solid horizontal line.

David Burt,
Executive Director

OPEN MEETINGS AFFIDAVIT

PERSONALLY, APPEARED before the undersigned attesting officer, duly authorized to administer oaths, Ernestine Garey, 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 16th day of September 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 16th day of September 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.

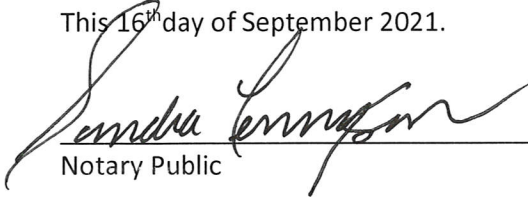
(4) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4(b) that such an affidavit be executed.

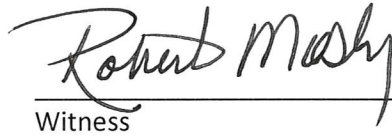
This 16th day of September 2021.


Ernestine Garey, Presiding Officer

Sworn and subscribed before me
This 16th day of September 2021.

Witnessed:


Sandra Linn
Notary Public (SEAL)


Robert Mash
Witness

my Commission
expires on 3/24/2023