



**McPherson Implementing Local Redevelopment Authority**

**Board Meeting  
October 17, 2019**

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, October 17, 2019 at 1794 Walker Avenue, SW, Atlanta, GA 30310.

**Board Members:**

Cassius F. Butts, Chairman  
Ernestine Garey  
Sondra Rhoades-Johnson  
Meaghan Shannon-Vlkovic  
Shuntel Beach  
Young Hughley  
Carmen Chubb  
Liz Hausmann  
Marvin Arrington, Jr.  
Audrey King  
Aaron Watson

**Ex-Officio Members:**

Atlanta Councilmember Joyce Sheperd, District 11  
State Representative Nan Orrock, District 36

**Staff, Legal Counsel and Others:**

Alan Ferguson, Interim Executive Director, Fort Mac LRA  
Sandra Tennyson, Fort Mac LRA  
Pete Hayley, Fort Mac LRA  
CeCe Ross, Fort Mac LRA  
Tracey Upshaw, Fort Mac LRA  
Peter Andrews, Attorney, Greenberg Traurig

**Guests:**

R. Belcher, WSB  
J Bivins, Council  
Owen Nuttall, BRAC  
Edward Leidelmeg, Fulton County  
Scott Trubey, AJC  
Bruce Gunter  
Tami cook, CES  
Tacuma Brown, WEMC  
Tyra Payles, CFBA  
Nika Knight, Artlanta  
Jeff Roberson, Artlanta  
Arteisus Miller, Local Resident Utopian  
Melissa Hughley, SHNA  
Steve Williams  
M.C. Kiley  
Shirley W. Ashanti, NPU-X (Resident)  
Allean Brown, NPU-S  
Maggie Lee, Saporta Report  
Alessandra Brown, Athena  
Cara Borawski, Athena  
Lance Davenport, Davenport Worldwide Development  
Maria Saporta Report

**Announcements and Welcome:**

The Chairman called the meeting to order at approximately 1:03 P.M. and thanked everyone for their presence.

Ms. CeCe Ross, Asset & Property Manager, gave the safety briefing, and informed the audience of the location of the exits in case of an emergency and location of the restrooms. Ms. Ross also informed everyone that Fort Mac is now equipped with a first aid kit and an Automated External Defibrillator.

**Approval of Agenda:**

Board member Sondra Rhoades-Johnson recommended the approval of the agenda. A motion to approve was properly made and seconded. Approval was unanimous.

**Approval of Minutes:**

Chairman Butts recommended the approval of the August 26<sup>th</sup> and September 30<sup>th</sup> Fort Mac LRA Board of Director's Meeting Minutes and the October 9<sup>th</sup> Executive Committee meeting Minutes. A motion to approve was properly made and seconded. Approval was unanimous.

**Public Comment:**

The Chairman invited public comment and several people took the opportunity to speak.

**Item: 6: Board Committees Reports:**

Chairman Butts stated that the Executive Committee had met on October 9<sup>th</sup> and a copy of their meeting notes was in the board's packet for their perusal.

Board member Ernestine Garey, Chair of the Finance Committee, had no report at this time.

Board member Liz Hausmann, Chair of the Development Committee, was not in attendance at this meeting.

Board member Joyce Sheperd, Chair of the Community Engagement Subcommittee (CES) stated that she had no report at this time.

Board Member Young Hughley, Chair of the Public Arts Advisory Council Committee, was not in attendance at this meeting.

Board member Meaghan Shannon Vlkovic, Chair of the Homeless Housing Committee stated that several members of this committee met on October 11<sup>th</sup> to discuss the purpose of the committee. And that Ms. Valerie Barker an advocate for the homeless was in attendance and she very much wants to be involved with this committee.

**Item:7: Finance Update:**

Fort Mac LRA, Controller, Mr. Robert Mosby, gave a budget-to-actual update for the Y-T-D period of July 1<sup>st</sup> through September 30<sup>th</sup>, 2019. Mosby reported that the LRA is operating within \$41,610 of the budget. The main reason is for the positive variance is: 1) Atlanta Technical College is licensing the Commissary building for six months 2) Combined expenses are below budget due to fiduciary spending. The largest variance for expenses is the Caretaker expense. The utilities are above budget due to TPS water utilities for the City of Atlanta. We negotiated, in writing, that TPS is responsible for 95% of the COA water utility and 100% of the City of East Point. We also are in the process of changing over the City of East Point account to TPS since the meter is completely on their property.

**Item:8: Executive Session:**

The Chairman 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.

The Chairman 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 into 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 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 and 14 minutes.

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

**Motion to return to Open Session:**

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

Board member Marvin Arrington, Jr., read the following statement:

A motion to authorize the Interim Executive Director Mr. Alan Ferguson to negotiate the Macauley Investments, Inc. mutually agreed upon termination of the Master Development agreement pursuant to the terms of the agreement in an amount not to exceed the terms authorized in the executive session. A motion to approve was properly made and seconded. Approval was unanimous.

Councilmember Sheperd invited the board to the next Community Engagement Subcommittee (CES) meeting to be held on Wednesday, October 23<sup>rd</sup>, 5:30pm at the office of Fort Mac LRA.

Board member Marvin Arrington suggested that Christmas lightning be displayed on the base for the holidays. Councilmember Sheperd responded that she would bring this up at the next CES meeting and would report back to the board on the committee’s response.

Mr. Alan Ferguson mentioned that he and staff had met with the City of Atlanta’s Chief Financial Officer to discuss monies that Fort Mac LRA owes to the City with an understanding that the amount owed will be investigated for clarification.

**Adjournment:**

A motion to adjourn was properly made and seconded. Approval was unanimous. The meeting adjourned at approximately 2:48p.m.

**(Signatures follow)**

**Recorded By:**

  
Sandra Tennyson  
Executive Assistant

**Approved By:**

  
Alan Ferguson  
Interim Executive Director

*for Alan Ferguson*

**OPEN MEETINGS AFFIDAVIT**

**PERSONALLY, APPEARED** before the undersigned attesting officer, duly authorized to administer oaths, Cassius F. Butts, Chairman, 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 17<sup>th</sup> day of October 2019.
  
- (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 17<sup>th</sup> day of October 2019 which was closed for the purpose of:

**X LEGAL MATTERS**

**X DELIBERATION REGARDING REAL ESTATE MATTERS**

**X PERSONNEL MATTERS**

**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.

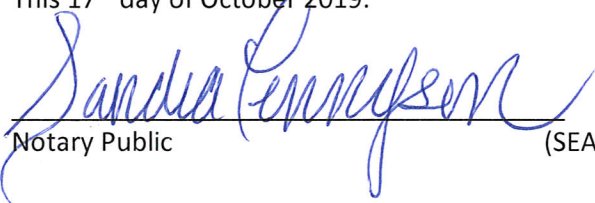
(4) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4(b) that such an affidavit be executed.

This 17<sup>th</sup> day of October 2019.

  
Cassius F. Butts, Presiding Officer

Sworn and subscribed before me  
This 17<sup>th</sup> day of October 2019.

Witnessed:

  
Notary Public (SEAL)

  
Witness

my commission  
expires on 3/24/2023