



McPherson Implementing Local Redevelopment Authority

**April Board of Directors Meeting (via Zoom)
April 16, 2020**

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, April 16, 2020 at 1:00 pm via Zoom.

Board Members:

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

Ex-Officio Members:

Joyce Sheperd, Atlanta City Councilmember, 11th District
Park Cannon, Georgia House of Representative, 58th District
Nan Orrock, State Representative, 36th District

Staff, Legal Counsel and Others:

David Burt, Fort Mac LRA
Sandra Tennyson, Fort Mac LRA
Pete Hayley, 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
John VanBrunt, Office of Commissioner Christopher Dunn

Guests (via Zoom):

Maggie Lee, Saporta Report
Tamie Cook
Norman
Mark Bauer
Ira Williams
Sagirah Jones
Eric Carswell
Teaque Buchanan
Presley Childre
Nia
Charles Robinson
Linda Nunnelly
Kate Little
Giuliano Apadula

Announcements and Welcome:

The Chairman called the meeting to order at approximately 1:05 P.M. and thanked everyone for their presence at the first Board meeting via the Zoom online platform. For the foreseeable future, the Board meetings are expected to take place in an online format until the ongoing health emergency has subsided.

Approval of Agenda:

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 January 16, 2020, Fort Mac LRA Board of Director's meeting. A motion to approve the minutes was properly made and seconded. Approval was unanimous.

Public Comment:

The Chairman invited public comment, and no one took advantage of submitting comments via the public comment email address.

Item 5: Board Committees Reports:

Chairman Butts stated that the Executive Committee had recently discussed the steps needed to move forward with the Executive Director's position and the overall concern of social distancing and how this could affect the operation of Fort Mac LRA.

Board member Ernestine Garey, Chair of the Finance Committee, stated that the Finance Committee had meet via conference call on April 13th to discuss the Fort Mac LRA

2020/2021 budget and noted that they would give feedback to the Board on their discussion.

Board Member and Commissioner Liz Hausmann, Chair of the Development Committee, had no report at this time due to the ongoing time and attention given to the response to the Covid-19 issue.

Councilmember Sheperd, Chair of the Community Engagement Subcommittee (CES), had nothing to report at this time, expressing the same sentiment as the Commissioner.

Board Member Young Hughley, Chair of the Public Arts Advisory Council Committee, reported that there was no new information to share at this time as the Committee will need to replace several former members.

Board Member Sheperd, standing in as the temporary Chair of the Homeless Housing Committee, had no report at this time but stated that there would be an update at upcoming Board meetings.

Item 7: Finance Update:

Mr. Robert Mosby, Controller, gave an update on the financial status of Fort Mac LRA, stating that revenues are higher than budgeted. This is partially due to unanticipated revenue from parking and leasing agreements. Mr. Mosby also informed the Board that a payment of \$1.0 million is due to the Army in June with the final payment in June 2022. Mr. Mosby also gave a general overview of the 2020/2021 budget and stated that revenue will decline slightly due to the non-renewal of several leases and the lack of grant revenues. A spreadsheet of the proposed budget was provided so that the Board members could follow. Mr. Mosby highlighted the main points of interest.

Item 8: Service Agreement:

Mr. Mosby informed the Board that staff is recommending the renewal of the Service Agreement between McPherson Implementing Local Redevelopment Authority and WCC Landscaping & Maintenance for groundskeeping services.

A motion to approve a Resolution to extend the service agreement for landscaping services between WCC Landscaping & Maintenance and McPherson Implementing Local Redevelopment Authority was properly made and seconded. Approval was unanimous.

Item 9: Update on Fort Mac Electrical System:

Mr. David Burt, Interim Executive Director, expressed his concern to the Board regarding the potential financial liability of continuing to provide electrical service to buildings on site through a private electrical system. Staff is currently working with Fort Mac Credit Union and Associated Credit Union to investigate the possibility of moving them from Fort Mac's electrical system to direct service from Georgia Power.

Mr. Burt also mentioned that efforts are underway to transfer the lights for parking lots owned by MILRA off of the power lines running through the former FORSCOM building that is now owned by Easterly Government Properties.

In addition, he informed the Board that interior demolition in the FORSCOM building is scheduled to begin in mid-May 2020.

Item 10: Utility Easement:

Mr. Burt gave an update to the Board on the utility easement between Georgia Power and McPherson Implementing Local Redevelopment Authority. Mr. Burt showed several slides detailing the potential easement. One exhibit showed the temporary construction easement and the other the permanent easement between Georgia Power and McPherson Implementing Local Redevelopment Authority.

Mr. Burt stated that staff would need approval from the Board before moving forward with this request from Georgia Power to begin work on providing electrical service to the former FORSCOM property. Two resolutions were presented to the Board for their approval.

A motion to approve a Resolution of the Members of the McPherson Implementing Local Redevelopment Authority for the execution and delivery of a temporary construction easement between McPherson Implementing Local Redevelopment Authority and Georgia Power relating to the Forces Command Building was properly made and seconded. The vote was 8 yeas, 0 nays, and 1 abstention.

A motion to approve a Resolution of the Members of the McPherson Implementing Local Redevelopment Authority for the execution and delivery of a permanent easement between McPherson Implementing Local Redevelopment Authority and Georgia Power to provide electrical service to the former Forces Command Building was properly made and seconded. The vote was 8 yeas, 0 nays, and 1 abstention.

Board Member Audrey King abstained from the discussion and vote for both resolutions because of her employment with Georgia Power.

Item 11: Insurance Update:

Mr. Burt gave an update on the process to renew the environmental insurance for the property that is set to expire this June. It is anticipated that the Board will be presented with several options for renewal at the May Board meeting.

Mr. Mosby gave an update on the savings in liability insurance since the disposition of the former FORSCOM building.

Item 12: Executive Session:

The Chairman asked for a motion to reconvene in 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 executive session by a majority vote. The purpose for the closed session 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 37 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.

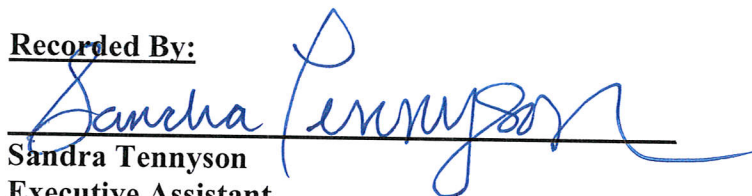
The Chairman stated that during the Executive Session it was agreed that David Burt, Senior Director of Real Estate would continue to serve as the Interim Executive Director until further notice with an adjustment in compensation for his additional duties.

Adjournment:

A motion to adjourn was properly made and seconded. Approval was unanimous. The meeting adjourned at approximately 3:39p.m.


(Signatures follow)

Recorded By:



Sandra Tennyson
Executive Assistant

Approved By:



David Burt,
Interim 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 the **Executive Committee** of the McPherson Implementing Local Redevelopment Authority (the "Authority") held on the 16th day of April 2020.

(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 being 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 April 2020 which was closed for the purpose of:

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

X DELIBERATION REGARDING LEGAL 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.

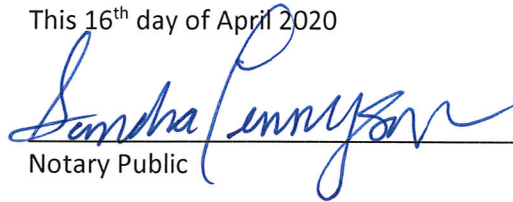
(4) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4(b) that such an affidavit be executed.
16th day of April 2020.



Cassius F. Butts, Presiding Officer

Sworn and subscribed before me
This 16th day of April 2020

Witnessed:



Notary Public (SEAL)



Witness

*my Commission
expired on 3/24/2023*