



**McPherson Implementing Local Redevelopment Authority**

**Board Meeting  
Minutes as Amended  
August 26, 2019**

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Monday, August 26, 2019 at 1794 Walker Avenue, SW, Atlanta, GA 30310.

**Board Members:**

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

**Ex-Officio Members:**

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

**Staff, Legal Counsel and Others:**

Sandra Tennyson, Fort Mac LRA  
Pete Hayley, Fort Mac LRA  
Robert Mosby, Fort Mac LRA  
David Burt, Fort Mac LRA  
CeCe Ross, Fort Mac LRA  
Tracey Upshaw, Fort Mac LRA

Peter Andrews, Attorney, Greenberg Traurig  
Jonathan Perry, Attorney, Greenberg Traurig

**Guests:**

Rebecca Wallace, Macauley  
Jason Barrett, FMCU  
Amy Osborne, FMCU  
Norma Labreque, FMCU  
Allean Brown, NPU-S  
Maria Saporta, Saporta Report  
Clifford Ice  
Emil Moffatt, WABE News  
Scott Trubey, AJC  
Stephen Macauley, Macauley Investments  
Maggie Lee, Saporta  
Bruce Gunter  
C Claire, NPU-R  
Ruben Burney, NPU-X  
Erica Long, APS  
Jeff Roberson, Atlanta  
Niki Knight, Atlanta  
Tyree Smith, Atlanta  
Cee Ros, Atlanta  
Gamba Stewart, Sylvan Hills  
Kyle Lamont, Oakland City

**Announcements and Welcome:**

The Chairman called the meeting to order at approximately 1:04 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 the everyone that Fort Mac is now equipped with a first aid kit and an Automated External Defibrillator.

**Approval of Agenda:**

Board Member Meaghan Shannon-Vlkovic recommended the approval of the agenda. A motion to approve was properly made and seconded. Approval was unanimous.

**Approval of Minutes:**

The Chairman recommended the approval of the January 24<sup>th</sup>, February 21<sup>st</sup>, July 11<sup>th</sup> and July 24, 2019 minutes. A motion to approve was properly made and seconded. Approval was unanimous.

**Public Comment:**

The Chairman invited public comment and Ms. Allean Brown and the City of Atlanta Mayor Keisha Lance Bottoms took the opportunity to speak.

**Item:6: Introduction of New Board Member:**

Board Member Liz Hausmann introduced Ms. Audrey King, Regional Director with Georgia Power. Ms. King stated that she was excited to be a member of the Board and to help facilitate the goals and vision that have been put in place. A detailed bio was included in the Board's packet for their perusal.

**Item:7: 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.

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 session is for members to (1) deliberate regarding the acquisition of interest in real estate, (2) and other legal 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 2 hours and 13minutes.

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 go back into open session. A motion was properly made and seconded. Approval was unanimous.

Board member Ernestine Garey, read the following statement:

To authorize the Interim Executive Director to respond to Macauley Ft. McPherson LLC's offer to terminate the Master Development Agreement (or "MDA") between the parties, negotiate the breakup fee and/or excluded property fee pursuant to the MDA and to bring the negotiated terms back to the board for vote. The Interim Director is further authorized to agree to mediate the issue pursuant to the terms of the MDA if an agreement cannot be reached within thirty (30) days of this vote. A motion to approve was properly made and seconded. Approval was unanimous.



**Item:8: Resolutions:**

(1.) A Resolution for the execution, delivery and consummation of purchase and sale agreement dated December 12, 2018 of the former FORSCOM Headquarters and adjacent property consisting of 9.5 acres in the aggregate located at 1777 Hardee Avenue Atlanta, Georgia on this date Monday, August 26, 2019. A motion to approve was properly made and seconded. The vote was 10 yea, 1 no and 1 abstained.

\*\*\*After the vote was taken, Board Member Carmen Chubb made the comment that there are board members who have missed three (3) consecutive meetings, out of compliance with the Authority's Bylaw's and asked the Board to honor the Bylaw's.

(2.) A Resolution authorizing the negotiation of an option agreement between McPherson Implementing Local Redevelopment Authority (Optionor) and Hardee Avenue Housing LLC (Optionee) to ground lease certain properties. A motion was properly made and seconded. Approval was unanimous.

(3.) A Resolution concerning the approval of the amendment of the lease by and between the Authority and the We Only Live For (W.O.L.F) Idea Group, Incorporated ("Tenant") dated August 1, 2018. A motion to approve was properly made and seconded. 11 yea's and 1 abstained.

(4.) A Resolution authorizing the execution and delivery of a revocable license for parking spaces between McPherson Implementing Local Redevelopment Authority (MILRA) (Licensor) and on behalf of the Department of Veterans Affairs, (Together with its assign(s), (Government") a Federal Agency (Licensee). A motion to approve was properly made and seconded. 11 yea's and 1 abstained.

(5.) A Resolution concerning approval of the amendment of the services agreement by and between the Authority and Pond and company ("Contractor") dated December 7, 2018 to be extended to December 31, 2019. A motion to approve was properly made and seconded. 11 yea's and 1 abstained.

**Item: 9: Board Officers and Committees:**

Chairman Butts stated that several committees as well as officers for the board needed to be established and asked the board members for volunteers for the committees. Below is the list of approved officers and the committees along with the names of those who will be serving:

**Fort Mac LRA Board Officers/Executive Committee:**

- Cassius Butts-Chairman
- Marvin Arrington-Vice Chairman

- Aaron Watson-Treasurer
- Sondra Rhoades-Johnson-Secretary
- Shuntel Beach

**Finance Committee:**

- Ernestine Garey-Chair
- Jeremy Farmer
- Sondra Rhoades-Johnson
- Aaron Watson

**Development Committee:**

- Liz Hausmann-Chair
- Joyce Sheperd
- Young Hughley
- Shuntel Beach
- Meaghan Shannon Vlkovic

**Community Engagement Subcommittee:**

- Young Hughley-Chair
- Marvin Arrington
- Joyce Sheperd
- Nan Orrock

**Public Arts Advisory Council Committee:**

- Joyce Sheperd-Chair
- Young Hughley
- Ernestine Garey
- Liz Hausmann

**Homeless Housing Committee:**

- Meaghan Shannon Vlkovic-Chair
- Joyce Sheperd
- Audrey King
- Park Cannon
- Nan Orrock

**Item: 10: Financial Update:**

Mr. Robert Mosby, Controller for Fort Mac LRA, gave a brief update on the financial status for 2020 and a recap of the expenditures for the fiscal year 2019. A spreadsheet was included in the board members booklet for their perusal.

**Item:11: Resolution for 2020 Budget:**

The 2020 DRAFT budget was presented by Mr. Robert Mosby. A motion to table the resolution was properly made and seconded. Approval was unanimous.

**Item: 12: Downtown Town Fort Mac:**

Mr. David Burt, Sr., Director of Real Estate, presented the concept of ‘Downtown Fort Mac’ to the board. Mr. Burt explained that this involved the activation of the historic district beginning with the renovation of four historic buildings along the Lee Street corridor to create a vibrant downtown with restaurants and retailers to serve the community. Mr. Burt delivered a PowerPoint Presentation that covered various aspects for the development of “30310 Downtown Fort Mac”.

**Item: 13: Chapel Leasing:**

Ms. CeCe Ross, Asset and Property Manager, informed the board that when the Wolf Idea Group leased the Chapel, the parking lot across from the Chapel was also included in the lease. The parking lot is included with the Easterly deal and an amendment was created to adjust the relocation of the parking for Atlanta and if approved their parking would relocate to the PX building.

**Item: 14: Resolution for Chapel Lease Amendment:**

- See Above Under Item No. 8

**Item: 15: Traffic Study:**

Mr. Pete Hayley, Director of Real Estate Development, informed the board that the VA Clinic is building a Parking Deck for their employees and patients and they are requesting to lease 334 of our parking spaces for one year and the spaces have been identified. The lease is to begin on September 1, 2019.

Mr. Hayley, stated that the LRA had applied for a grant from ARC (Atlanta Regional Commission) in 2017 and was awarded funding for a Connectivity Study to show how the Fort Mac LRA development would connect to the surrounding community, particularly the Lakewood/Fort Mac and Oakland City MARTA stations. Mr. Hayley informed the board that an RFP (Request For Proposal) was advertised and POND was selected as the consultant in devising several concepts to connect both the transit stations and the concepts have been presented to MARTA, City of Atlanta and GDOT.

Mr. Hayley stated that ARC has issued an RFP for construction funding to assist with construction of the concept and a response to the RFP is due October 11, 2019 and staff is asking for additional funding to extend the POND contract.

**Item: 17: Community Engagement Subcommittee Update:**

Councilmember Joyce Sheperd gave a brief update to the board from the July 24<sup>th</sup> Community Engagement Subcommittee Meeting (CES) stating that the committee was informed that Executive Director Brian Hooker had resigned and that Mr. Alan Ferguson, Sr. VP Community Development with Invest Atlanta was now the Interim Director for Fort Mac LRA.

Councilmember also mentioned that the community expressed concern about the rumors that TPS was potentially interested in becoming the developer of the Fort Mac LRA property. It was also a concern of the community about the negative media coverage and representation of the deal with Macauley Investments.

**Adjournment:**

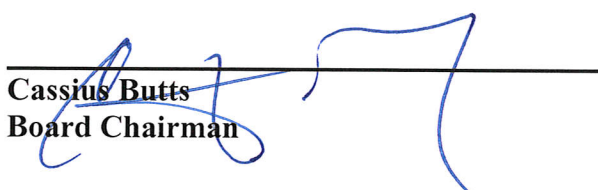
A motion to adjourn was properly made and seconded. Approval was unanimous. The meeting was adjourned at approximately 4:46pm.

**(Signatures follow)**

**Recorded By:**

  
\_\_\_\_\_  
**Sandra Tennyson**  
**Executive Assistant**

**Approved By:**

  
\_\_\_\_\_  
**Cassius Butts**  
**Board Chairman**



## 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 26<sup>th</sup> day of August 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 26<sup>th</sup> day of August 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.

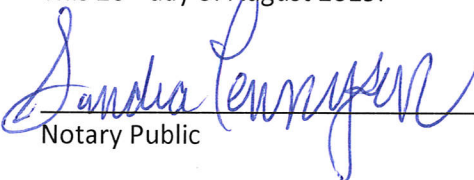
(4) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4(b) that such an affidavit be executed.

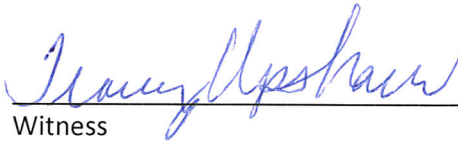
This 26<sup>th</sup> day of August 2019.

  
\_\_\_\_\_  
Cassius F. Butts, Presiding Officer

Sworn and subscribed before me  
This 26<sup>th</sup> day of August 2019.

Witnessed:

  
\_\_\_\_\_  
Notary Public (SEAL)

  
\_\_\_\_\_  
Witness

my commission  
expired on 3/24/2023