



**McPherson Implementing Local Redevelopment Authority**  
Fort Mac LRA Board Meeting  
February 18, 2021

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, February 18, 2021 via ZOOM.

Board Members:

Cassius Butts, Chairman  
Aaron Watson, Treasurer  
Sondra Rhoades-Johnson, Secretary  
Shuntel Beach  
Carmen Chubb  
Liz Hausmann  
Young Hughley  
Laurel Hart

Ex-Officio Members:

John VanBrunt, Office of Commissioner Christopher Nunn  
Kip Dunlap, Office of Representative Park Cannon

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, Greenberg Traurig  
Daniel Sherman, Greenberg Traurig

Jonathan Perry, Greenberg Traurig

Guests

Mark Hayes

Allean Brown

Steve Williams

James White, Banks, Finley, White & Company

Jocelyn Bivins-Ford

Maggie Lee

Charles Greene

Greg Holder

Steve Williams

Kyle N. Lamont

Dorothy Jackson

James Harris

Kate Little

Lee Hunter

M. Frierson

Michael Reeves

Steve Williams

W. Bailey Jr.

Ralph Cook

Robb Jones

**Announcements and Welcome:**

Board Chair Cassius Butts called the meeting to order at approximately 1:05 p.m. and thanked everyone for their attendance. The Chairman informed those in attendance who wished to make a comment to submit their comment to [publiccomment@fortmaclra.com](mailto:publiccomment@fortmaclra.com). The Chairman announced that Ms. Laurel Hart had been appointed by the Governor to the MILRA Board. Board Secretary Sondra Rhoades- Johnson administered the oath of office to Ms. Hart.

**Approval of Agenda:**

The Chairman presented the Agenda, and a motion to approve the Agenda was properly made and seconded. Approval was unanimous.

**Approval of Minutes:**

The Chairman presented the November 19, 2020 Fort Mac LRA Board of Director's Meeting Minutes. A motion to approve was properly made and seconded. Approval was unanimous.

**Board Committees Reports:**

Cassius Butts, Chair of the Executive Committee, stated that a meeting of the Executive Committee was held on Friday, January 29, 2021.

Board member Liz Hausmann, Chair of the Development Committee, stated that a meeting of the committee was held on Tuesday, February 16, 2021 and that an Executive Session was held for approximately two hours.

Board member Joyce Sheperd, Chair of the Community Engagement Subcommittee (CES), was not in attendance, therefore no report was given.

Board member Young Hughley, Chair of the Public Arts Advisory Council, stated that there was nothing new to report at this time.

Board member Joyce Sheperd, Chair of the Homeless Housing Committee, was not in attendance at the meeting, therefore no report was given.

Board member Ernestine Garey, Chair of the Finance Committee, was not in attendance, but Mr. Robert Mosby, Controller, gave an update.

**Financial Update:**

Mr. Robert Mosby, Controller, gave an update on the year-to-date financials. He noted that the LRA entered into a parking license agreement with TPS for the period January 1, 2021 to December 31, 2021, providing additional income over what had been included in previous budgets.

**Presentation of Audit Findings:**

Mr. Mosby introduced Mr. James White, Managing Partner with Banks, Finley, White & Company, who oversaw the recently completed audit. Mr. White gave a presentation to the Board on the 2020 Audit findings. Mr. White stated that the Audit had been presented to the Finance Committee in December 2020, and there were no issues with management and issued an

Unmodified opinion for the Audit. Mr. White provided a PowerPoint presentation and discussed the key points of the Audit.

**Resolution to accept the Audit Findings for FY 2020:**

A Resolution was presented to the Board to accept the findings of the Audit for FY 2020. A motion to approve was properly made and seconded. Approval was unanimous.

**Resolution Authorizing the Sale of Property to Georgia DOT for Traffic Signal Improvements:**

A Resolution was presented to the Board for the execution, delivery, and consummation of an option agreement for the acquisition of right-of-way by the Georgia Department of Transportation. This agreement relates to the disposition of 3,248.08 square feet of property and 237.39 square feet of construction easement for traffic signal improvements along Lee Street.

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

**Property Update:**

Mr. David Burt, Executive Director, stated that the Army still owns approximately 14 acres of the Fort Mac property, and it appears likely that the Army may transfer ownership of this parcel to MILRA in about 45 days.

Mr. Burt also gave a brief update on the FORSCOM building, stating that the interior demolition has been completed, and that finalization of construction plans and drawings with the FDA are under way.

**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 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 Vice-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 15 minutes.

The Chairman stated the purpose of the Executive Session was to discuss legal, real estate, 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 Sondra Rhoades-Johnson stated that during the Executive Session it had been discussed that Interim Executive Director David Burt be appointed to the position of Executive Director for McPherson Implementing Local Redevelopment Authority. A motion to approve was properly made and seconded. Approval was unanimous.

**Public Comments:**

There were no public comments.

**Adjournment:**


A motion to adjourn was properly made and seconded. Approval was unanimous. The meeting adjourned at approximately 2:53p.m.

(Signatures 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, Cassius F. Butts, 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 18<sup>th</sup> day of February 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 18<sup>th</sup> day of February 2021 which was closed for the purpose of:

**X LEGAL MATTERS**

**X DELIBRATION 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)

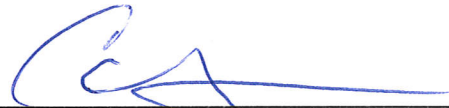
**DELIBERATION REGARDING EXISTING LITIGATION OR OTHER LEGAL MATTERS**

**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.

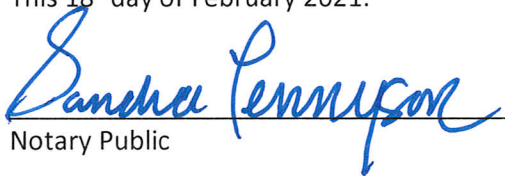
- (4) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4(b) that such an affidavit be executed.

This 18<sup>th</sup> day of February 2021.



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

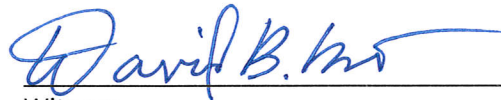
Sworn and subscribed before me  
This 18<sup>th</sup> day of February 2021.



\_\_\_\_\_  
Notary Public

(SEAL)

Witnessed:



\_\_\_\_\_  
Witness

my commission  
expires on  
3/24/2023