



**McPherson Implementing Local Redevelopment Authority**

**Board Meeting  
September 30, 2019**

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Monday, September 30, 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, Jr.  
Liz Hausmann  
Young Hughley  
Audrey King  
Jeremy Farmer  
Aaron Watson

**Ex-Officio Members:**

Atlanta Councilmember Joyce Sheperd, District 11

**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  
Joyce Allen, Fort Mac LRA  
Peter Andrews, Attorney, Greenberg Traurig

**Guests:**

R. Belcher, WSB  
Allean Brown, NPU-S  
Maria Saporta, Saporta Report  
Maggie Lee, Saporta Report  
Emil Moffatt, WABE News  
Scott Trubey, AJC  
Stephen Macauley, Macauley Investments  
David Moody, Moody-Macauley  
Aldridge Lynch, LDG Consulting  
Tommy White, FMCU  
Amy Osborne, FMCU  
Jason Barrett, FMCU  
Euclid Walker, Parkway Management  
Christie Peters, CVNA  
Valerie Barker, Barker Family Enterprise  
Jeff Roberson, Atlanta  
Nikia Knight, Atlanta  
Tyree Smith, Atlanta  
Cee Ros, Atlanta  
Joseph Hernandez, Atlanta  
T.K. Billups, Atlanta  
S. Garret, NPUX  
J. Allen, Oakland City  
Gail Jordan, Oakland City  
Jamie Coar, CES  
Tyra Paytes  
Charnette Trimble, GMH  
Kyle Lamont, OCCO

**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 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:**

Board Member Ernestine Garey asked for language modification on Agenda Item number 8.

Board Member Carmen Chubb asked that the August 26, 2019 Fort Mac LRA Board Minutes reflect her comment in reference to the board's Bylaw's on-board members attendance.

Due to the amending of the August 26<sup>th</sup>, Board of Director's Minutes, approval was tabled until the next meeting in order to reflect the changes.

**Public Comment:**

The Chairman invited public comment and several people took the opportunity to speak. It was requested that Public Comments be moved further down the agenda for any potential audience questions/concerns that may come from the Open Meeting or Executive Session for audience members, to address the board with their specific concerns.

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

Chairman Butts recommended that Councilmember Joyce Sheperd Chair the Community Engagement Subcommittee and Mr. Young Hughley, to Chair the Public Arts Advisory Council Committee. A motion to approve was properly made and seconded. Approval was unanimous.

During the discussion of the various committees, several board members requested to be added or removed to committees of their choice.

**Board member Ernestine Garey, Chair of the Finance Committee**, mentioned that a meeting was held on Tuesday, September 24<sup>th</sup> at the office of Fort Mac LRA. Board member Garey stated that they discussed/reviewed the 2020 Budget and the committee is prepared to recommend approval to the board.

**Board member Liz Hausmann, Chair of the Development Committee** stated that the committee had a conference call in which was mainly organizational in nature. The following items were discussed:

- Commonality with the Homeless Committee
- Macauley Project
- Setting up meetings
- Landscaping of property
- Detailed tour of property

**Board member Joyce Sheperd, Chair of the Community Engagement Subcommittee (CES)** stated that this committee is comprised of the various communities/neighborhoods within a one-mile radius of Fort Mac. Councilmember stated that each of the communities has elected a representative to sit at the table on their behalf.

Councilmember Sheperd mentioned that one of the responsibilities of this committee is to report back to their communities/neighborhoods on what has transpired during the regular Fort Mac Board of Directors meeting. Councilmember Sheperd informed the board that CES meetings are typically held the week following the board's meeting. During this meeting Councilmember Sheperd distributed copies of Minutes from their last two (2) meetings to the board for their perusal.

**Board Member Young Hughley, Chair of the Public Arts Advisory Council Committee**, stated that he had no report at this time.

**Board member Meaghan Shannon Vlkovic, Chair of the Homeless Housing Committee** stated there's nothing to report at this time other than a scheduled conference call for October 4<sup>th</sup> to discuss the structure of the committee.

Listed below is the updated list of each committee and their members:

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

- Cassius Butts-Chairman
- Marvin Arrington, Jr.-Vice Chairman
- Aaron Watson-Treasurer
- Sondra Rhoades-Johnson-Secretary
- Shuntel Beach

**Finance Committee:**

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

**Development Committee:**

- Liz Hausmann-Chair
- Joyce Sheperd
- Shuntel Beach
- Meaghan Shannon Vlkovic
- Carmen Chubb
- Audrey King

**Community Engagement Subcommittee:**

- Joyce Sheperd-Chair
- Young Hughley
- Marvin Arrington, Jr.
- Nan Orrock

**Public Arts Advisory Council Committee:**

- Young Hughley-Chair
- Joyce Sheperd
- Ernestine Garey
- Liz Hausmann
- Marvin Arrington, Jr.

**Homeless Housing Committee:**

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

**Item:7: Finance Update:**

Interim Director Mr. Alan Ferguson gave an update on the Fiscal Year 2020 Budget, and a recap of the expenditures for the fiscal year 2019. Mr. Ferguson indicated that there are not any significant increases or decreases. In addition, a summary of the FORSCOM Closing was included in the board's packet along with spreadsheets for their perusal.

**Item:8: Resolutions for 2020 Budget:**

A Resolution of the Members of the McPherson Implementing Local Redevelopment Authority concerning approval of the Fiscal Year 2020 Budget and other official actions. A motion to approve was properly made and seconded. Approval was unanimous.

**Item: 9: Services Agreement:**

Mr. Ferguson gave an overview of the services agreement between Invest-Atlanta and Fort Mac LRA. Chairman Butts stated that per this agreement Invest Atlanta is providing services for the back office of the LRA in Human Resources. This agreement allows Alan Ferguson to remain as temporary Interim Executive Director.

Board Member Earnestine Gary suggested that the time for this agreement be amended back to the start date of Interim Executive Director Alan Ferguson. A motion to approve was properly made and seconded. Approval was unanimous.

**Item: 10: Resolution for Services Agreement:**

A Resolution of the McPherson Implementing Local Redevelopment Authority concerning the negotiations, execution and delivery of an amended services agreement with the Atlanta Development Authority D//B/A Invest Atlanta to provide interim Executive Director to MILRA on a temporary basis; and other actions. A motion to approve was properly made and seconded. Approval was unanimous.

**Item:11: Macauley Investment Services Agreement:**

Mr. Stephen Macauley, the Master Developer for the remaining property on the base, introduced Mr. David Moody, as his copartner and Mr. Euclid Walker, who is a managing partner with Parkway Investments. Mr. Walker gave a brief PowerPoint Presentation on the Opportunity Zone, a federal program that gives favorable tax breaks to investors that develop in neighborhoods that are in distress. Mr. Walker summarized the PowerPoint Presentation to the board with an opportunity for board members to ask questions and to clarify any of their concerns regarding the funding of the Opportunity Zone and how it could benefit the redevelopment of the remaining property at Fort Mac.

**Item: 12: 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. 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 1hour and 8minutes.

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.

**Adjournment:**

A motion to adjourn was properly made and seconded. Approval was unanimous. The meeting adjourned at approximately 4:14 p.m.

(Signatures follow)

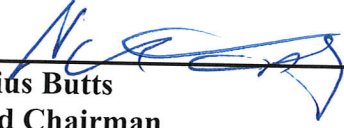
**Recorded By:**

  
\_\_\_\_\_  
Tracey Upshaw

&

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 30<sup>th</sup> day of September 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 to 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 30<sup>th</sup> day of September 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**



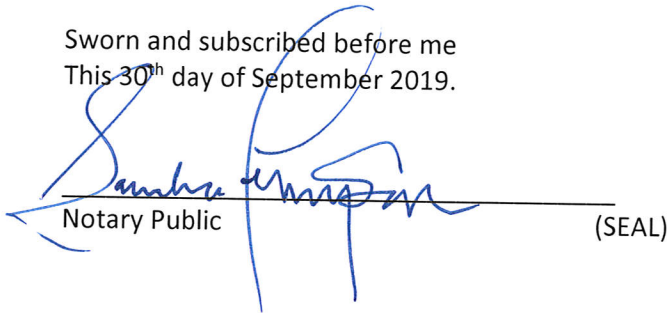
as allowed by *O.C.G. A.*, Title 50, Chapter 14 and was devoted to matters within those exceptions and as provided by law.

- (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.

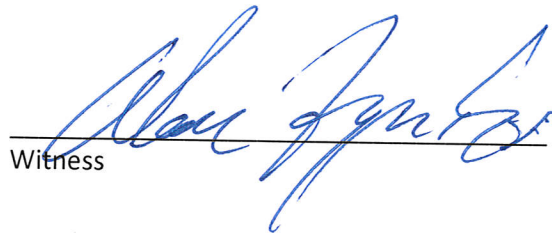
This 30<sup>th</sup> day of September 2019.

  
Cassius F. Butts, Presiding Officer

Sworn and subscribed before me  
This 30<sup>th</sup> day of September 2019.

  
Notary Public (SEAL)

Witnessed:

  
Witness