



McPherson Implementing Local Redevelopment Authority

**Board Meeting
November 21, 2019**

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, November 21, 2019 at 1794 Walker Avenue, SW, Atlanta, GA 30310.

Board Members:

Cassius F. Butts, Chairman
Ernestine Garey
Sondra Rhoades-Johnson
Young Hughley
Liz Hausmann
Audrey King
Jeremy Farmer

Ex-Officio Members:

N/A

Staff, Legal Counsel and Others:

David Burt, 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
John Van Burnt, Office of Commissioner Christopher Dunn

Guests:

Scott Trubey, AJC
Cheryl Madison, Contract Business Interiors, Inc
Tyra Payles, CFBA
Jason Barrett, FMCU
Norm Labrecque, FMCU
Valerie Barker, Kbusse Kboss UC

Bethamy Ketchen, VA
Corby Hannah
Veronica Briggins, Soldier Source Solutions
Jackie Watson
Maggie Lee, Saporta Report
Lance Davenport, Davenport Worldwide Development

Announcements and Welcome:

The Chairman called the meeting to order at approximately 1:12 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:

A motion was made for approval of the agenda as amended to move Item 10 to Item 9 and to move Item 9 to Item 10. A motion to approve the amended agenda was properly made and seconded. Approval was unanimous.

Approval of Minutes:

Chairman Butts recommended the approval of the October 17th Fort Mac LRA Board of Director's Meeting Minutes and the October 23rd Board's Special Called Meeting Minutes. The Chairman also recommended the approval of the October 11th Homeless Housing Committee Meeting Minutes, October 28th Development Committee Meeting Minutes, October 31st Finance Committee Meeting Minutes, and the November 15th Special Called Executive Committee Meeting Minutes. A motion to approve was properly made and seconded. Approval was unanimous.

Public Comment:

The Chairman invited public comment. No one took advantage of the opportunity to speak.

Item 6: Board Committees Reports:

Chairman Butts stated that the Executive Committee had met on November 15th to discuss personnel matters and to appoint David Burt, Senior Director of Real Estate as acting Interim Executive Director until a permanent ED is in place.

Board member Ernestine Garey, Chair of the Finance Committee, stated that the Finance Committee had met on October 31st noting that there are 14 different vendors, however, only three were discussed:

1. Nu Image, the security contractor, with a recommendation for an extension of their contract along with modifications to their Resolution and Service Agreement

2. WCC Landscaping, the groundskeeping contractor, was also reviewed with a recommendation for a contract extension with modifications to the Resolution and Service Agreement.
3. Deluxe Cleaning, the cleaning service for the LRA office, was recommended for an extension on their contract as well.

Board member Liz Hausmann, Chair of the Development Committee, stated that the committee met on October 28th where the group discussed the preparation of an RFQ for the selection of a new Master Developer.

Board member Young Hughley gave an update for the Community Engagement Subcommittee (CES) stating that the CES members expressed their appreciation for the tickets given to them for the car show that was held on the grounds of TPS last month. A copy of the CES Minutes was included in the board's packet for their perusal.

Board Member Young Hughley, Chair of the Public Arts Advisory Council Committee, stated that the committee had not met in the last month, but as Chair of the Committee he had met with Tyree Smith from Atlanta.

Board member Meaghan Shannon Vlkovic, Chair of the Homeless Housing Committee, was not in attendance at this meeting.

Item 7: Finance Update:

Board Member Ernestine Garey discussed the Services Agreement Summary spreadsheet that was included in the Board's packet.

Item 8: Services Agreement(s):

A motion to approve the Services Agreement for security services between Nu Image Protection Agency LLC and McPherson Implementing Local Redevelopment Authority ending January 15, 2021 and not to exceed \$240,000 was properly made and seconded. Approval was unanimous.

A motion to approve the Services Agreement for grounds keeping services between WCC Landscaping and McPherson Implementing Local Redevelopment Authority ending July 15, 2020 and not to exceed \$160,000 was properly made and seconded. Approval was unanimous.

Item 9: Services Agreement Resolutions:

A Resolution of the Members of the McPherson Implementing Local Redevelopment Authority concerning the negotiation, execution and delivery of an agreement between McPherson Implementing Local Redevelopment Authority and Nu Image Protection Agency, LLC for Security Services. A motion to approve was properly made and seconded. Approval was unanimous.

A Resolution of the Members of the McPherson Implementing Local Redevelopment Authority concerning an agreement between McPherson Implementing Local

Redevelopment Authority and WCC Landscaping and Maintenance for grounds keeping services. A motion to approve was properly made and seconded. Approval was unanimous.

Item 10: 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 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 1hour and 5minutes.

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.

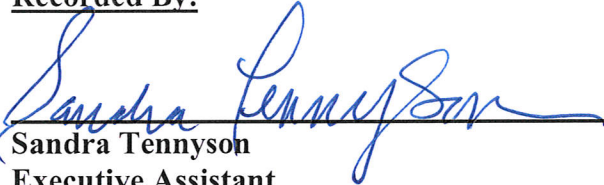
The Chairman stated that during the Executive Session it was agreed that David Burt, Director of Real Estate would act in the capacity of Interim Director.

Adjournment:

A motion to adjourn was properly made and seconded. Approval was unanimous. The meeting adjourned at approximately 2:56p.m.

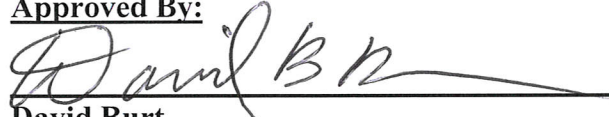
(Signatures follow)

Recorded By:



Sandra Tennyson
Executive Assistant

Approved By:



David Burt,
Senior Director of Real Estate

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 21st day of November 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 21st day of November 2019 which was closed for the purpose of:

X LEGAL MATTERS

X DELIBERATION 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)

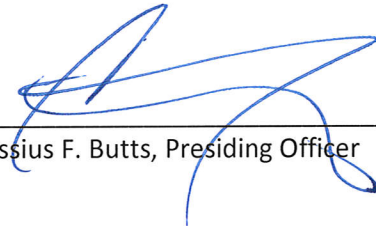
DELIBERATION REGARDING EXISTING LITIGATION OR OTHER LEGAL MATTERS

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.

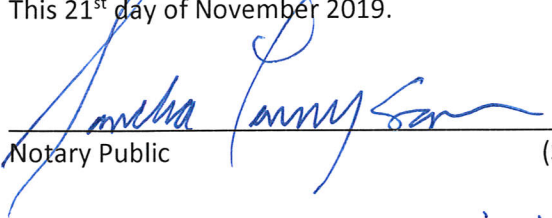
This 21st day of November 2019.




Cassius F. Butts, Presiding Officer

Sworn and subscribed before me
This 21st day of November 2019.

Witnessed:



Notary Public (SEAL)



Witness

my Commission
expires on 3/24/2023