



McPherson Implementing Local Redevelopment Authority

Fort Mac LRA Board Meeting
October 15, 2020

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, October 15, 2020, via ZOOM.

Board Members:

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

Ex-Officio Members:

Joyce Sheperd, Atlanta City Councilmember, District 11
Park Cannon, State House Representative, District 58
Nan Orrock, State Representative, District 36
John VanBrunt, Office of Commissioner Christopher Dunn

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

Guests:

Michael Reeves
Mark Hayes
Deanna Murphy, Sizemore Group
Bethany Ketchen
Daniel Dolder
Roxanne Gardner
Zeb McLaurin
Florrie Kelly
Jocelyn Bivins- Ford
Maggie Lee
V. Gibson
Steve Williams
Dyana Bagby, Atlanta Business Chronicle
Jeriah
Keisha Howard
Judy Walker
Rod Littles
Kate Little
Nia Momon
Sherman D

Announcements and Welcome:

Commissioner Marvin Arrington, Jr., Vice-Chairman of the Fort Mac LRA Board, serving as proxy for the Chairman, called the meeting to order at approximately 1:04 P.M. and thanked everyone for their attendance. Vice-Chairman Arrington informed those in attendance who wished to make a public comment that they should go to publiccomment@fortmaclra.com to submit their comment.

Approval of Agenda:

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

Approval of Minutes:

Vice-Chairman Arrington presented the September 17, 2020 Fort Mac LRA Board of Director's Meeting Minutes. A motion to approve the Minutes was properly made and seconded. Approval was unanimous.

Board Committees Reports:

Vice-Chairman Arrington stated that there was no report at this time from the Executive Committee.

Board Member and Fulton County Commissioner, Liz Hausmann, Chair of the Fort Mac LRA Development Committee stated that there was no report, however a meeting has been scheduled for the Development Committee to be held on Tuesday, November 10th via Zoom at 4pm.

Board Member and Atlanta City Councilmember Joyce Sheperd, Chair of the Fort Mac LRA Community Engagement Subcommittee (CES), stated that she was not in attendance at the last meeting, however a meeting did take place and a copy of the minutes from that meeting had been forwarded to Board members.

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

Board Member and Atlanta City Councilmember Joyce Sheperd, Chair of the Homeless Housing Committee, informed the Board that on Wednesday, October 14th a Zoom meeting was held. During that meeting, the committee discussed the history of the commitment to services for homeless and formerly homeless individuals and the next steps in fulfilling that commitment. Some of the points discussed included:

- Former City of Atlanta Mayor Shirley Franklin worked with the Department of Defense to address the needs of the homeless community in Atlanta. The original application submitted to HUD called for 325 supportive housing units.
- The 325 units represented the total number of units in the proposals from seven non-profits whose proposals for services had been accepted. As of today, only one out of the seven remains, and that is Hardee Avenue Housing LLC.
- Mr. Young Hughley advised the group that he serves on the Board of Mercy Housing and stated that Mercy Housing is interested in providing supportive housing.
- LRA Attorney Peter Andrews and Interim Executive Director David Burt will reach out to HUD to get a complete understanding of the current requirements for supportive housing units both on and off the Fort Mac property.

Board Member Ernestine Garey, Chair of the Finance Committee, stated that there was no report from the committee but that Robert Mosby, Controller, would be giving an update on the financials.

Property Update:

Mr. David Burt, Interim Executive Director, informed the Board that there is still an approximately 14-acre parcel that the Army has yet to release to the Authority. In a recent meeting with the Army, he was told that this property would likely be conveyed to the Authority by the end of 2020 and no later than the end of the first quarter of 2021.

Mr. Burt also mentioned the upcoming drive-in movie night on October 30th and plans for additional events on the property. With the assistance of the Community Engagement Subcommittee (CES,) a survey was compiled and sent out to the community and approximately 359 responses were received. Of those responses, 87% said that they would attend a drive-in movie at Fort Mac.

Financial Update:

Mr. Robert Mosby, Controller, gave an update on the financials. Mr. Mosby stated the LRA was operating \$262K under budget for operating expenses and \$264K under budget overall. A spreadsheet with financial updates for the month was provided to the Board.

Public Comments:

Ms. Judy Walker took the opportunity to speak during this time.

Executive Session:

Vice-Chairman Marvin Arrington, Jr., asked for a motion to convene in Executive Session and then 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.

Vice-Chairman Marvin Arrington, Jr., 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 section 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 54 minutes.

The Vice-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 Vice-Chairman asked for a motion to return to open session. A motion was properly made and seconded. Approval was unanimous.

Resolution authorizing the execution of a month-to-month lease with the Atlanta Development Authority for the use of one cubicle in the Fort Mac LRA offices.

The Atlanta Development Authority (Invest Atlanta) has requested the use of a cubicle in the Fort Mac LRA offices to be used by their Southside Manager at no cost to Invest Atlanta.

The Board approved the use of the cubicle but directed that the Resolution be amended to require the Atlanta Development Authority to pay a monthly fee of \$375 to cover the Fort Mac LRA expenses.

A motion to approve the Amended Resolution with a rental rate of \$375 was properly made and seconded. The vote was 8 yeas and 1 nay.

Board Member Carmen Chubb was opposed.

Adjournment:


A motion to adjourn was properly made and seconded. Approval was unanimous. The meeting adjourned at approximately 3:43p.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, Marvin Arrington, Jr., Vice-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 15th day of October 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 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 15th day of October 2020 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)

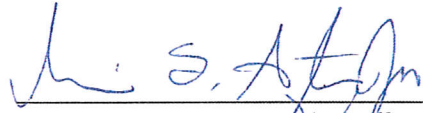
DELIBERATION REGARDING EXISTING LITIGATION OR OTHER LEGAL MATTERS

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.

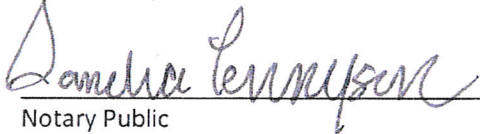
This 15th day of October 2020.



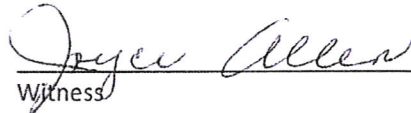
Marvin Arrington, Jr., Presiding Officer

Sworn and subscribed before me
This 15th day of October 2020.

Witnessed:



Notary Public (SEAL)



Witness

my Commission
Expires on
3/24/2023