



**McPherson Implementing Local Redevelopment Authority**

Fort Mac LRA Board Meeting  
September 17, 2020

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, September 17, 2020, via ZOOM.

Board Members:

Cassius F. Butts, Chairman  
Shuntel Beach  
Ernestine Garey  
Sondra Rhoades-Johnson  
Carmen Chubb  
Liz Hausmann  
Jeremy Farmer  
Audrey King

Ex-Officio Members:

Joyce Sheperd, Atlanta City Councilmember, District 11  
Park Cannon, State House Representative, District 58  
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  
Skip Barrett

Bethany Ketchen  
Allean Brown  
Roxanne Gardner  
Zeb McLaurin  
Corliss Claire  
Daniel Dolder  
Chris Moujaes  
Jocelyn Bivins- Ford  
Maggie Lee  
Marcus Dawson  
Rebecca Wallace  
Veda Gibson  
Kelly Jordan  
Steve Williams

Announcements and Welcome:

Sondra Rhoades Johnson, Secretary of the Fort Mac LRA Board, served as proxy for the Chairman and called the meeting to order at approximately 1:10 P.M. Ms. Rhoades-Johnson informed those in attendance that those who wished to make a public comment must go to [publiccomment@fortmaclra.com](mailto: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:

A motion to approve the August 20, 2020 Fort Mac LRA Board of Director's Meeting Minutes was properly made and seconded. Approval was unanimous.

Board Committees Reports:

Chairman Butts stated that an Executive Committee meeting was held prior to the Board meeting this afternoon. No action was taken at the meeting.

Board Member and Fulton County Commissioner, Liz Hausmann, Chair of the Development Committee, stated that she and Mr. David Burt, Interim Executive Director of Fort Mac LRA, had spoken several times since the last Board meeting and would be setting up monthly committee meetings beginning in October or November.

Board Member and Atlanta City Council Member Joyce Sheperd, Chair of the Community Engagement Subcommittee (CES), stated that the sub-committee meeting held on August 26, 2020 included the following discussion items: an overall property update, the planned fiber network, and the possibility of a drive-in movie night at Fort Mac. A draft/copy of the Community Engagement Sub-committee Minutes were previously emailed to the Board members.

Board member Young Hughley, Chair of the Public Advisory Council Committee, was not in attendance, therefore there was no report.

Board Member and Atlanta City Council Member Joyce Sheperd, Chair of the Homeless Housing Committee, informed the Board that a committee meeting was held on Wednesday, September 16, 2020. During that meeting the committee approved a recommendation to the Board to provide a 90-day extension of the lease option to Hardee Avenue Housing, LLC.

Board Member Ernestine Garey, Chair of the Finance Committee, stated that Robert Mosby, Controller, would be giving a financial update later in the meeting.

Property Update:

Mr. David Burt, Interim Executive Director, informed the Board that the FORSCOM renovation is creating a lot of activity on the property. Mr. Burt also mentioned ongoing concerns with the reliability and the remaining lifespan of the Fort Mac electrical system.

Mr. Burt and Ms. Tracey Upshaw, Project Coordinator, informed the Board that they are moving forward with plans to bring a drive-in movie night to the property and mentioned that they have identified a company to assist them with the details.

Mr. Burt also stated that a survey on potential events at Fort Mac has been formalized and will be sent out to the community for their feedback within the next couple of days.

Financial Update:

Mr. Robert Mosby, Controller, stated that he was asked to recapture and to present a June unaudited report to the Board. Mr. Mosby mentioned that with the sale of the FORSCOM building, a reduction was realized in the insurance premium. Mr. Mosby also stated that the 2019-2020 audit agreement is finalized with the audit expected to begin in mid-October 2020 for a completion date in early December 2020. Mr. Mosby also presented year-to-date financial information through August 2020. The financial statement reflected that the LRA was operating \$98,036 below budget.

Resolution Authorizing the Execution of an Easement with the City of Atlanta for the Installation of Water Meters:

Mr. Burt informed the Board that Easterly Government Properties requires an easement from Fort Mac for the installation of water meters so that the new FDA facility can be served directly from the City of Atlanta water lines.

A Resolution was introduced to the Board authorizing the execution and delivery of an easement agreement between McPherson Implementing Local Redevelopment Authority and the City of Atlanta for a water utility easement relating to the former Forces Command building.

A motion to approve was properly made and seconded. The vote was 7 yeas and 1 abstention.

Board Member Carmen Chubb abstained.

Public Comments:

Ms. Allean Brown emailed a public comment which was read to the Board members and the public. Ms. Brown's comments included a request for additional money to be budgeted for the maintenance of the historic buildings, a statement of support for the drive-in movies at Fort Mac, and an announcement that an active member of the surrounding community had recently passed away.

Executive Session:

Board Member Sondra Rhoades-Johnson 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.

Board Member Sondra Rhoades-Johnson 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 acting Board Chair 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 20 minutes.

The acting Chair stated the purpose of the Executive Session was to discuss legal matters, real estate matters, and personnel matters.

Motion to return to Open Session:

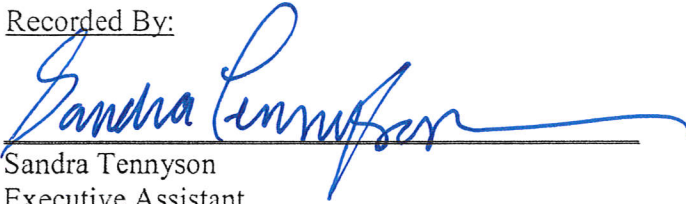
The acting Chair asked for a motion to return to open session. A motion was properly made and seconded. Approval was unanimous.

Adjournment:

A motion to adjourn was properly made and seconded. Approval was unanimous. The meeting adjourned at approximately 3:21 p.m.

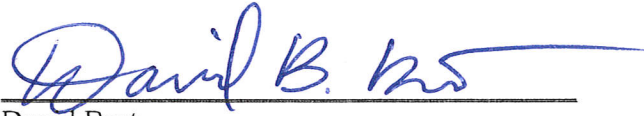
(Signatures follow)

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, Fort Mac Secretary Sondra Rhoades-Johnson, 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 17<sup>th</sup> day of September 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 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 17<sup>th</sup> day of September 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)

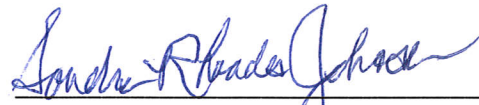
**DELIBERATION REGARDING EXISTING LITIGATION OR OTHER LEGAL MATTERS**

**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 17<sup>th</sup> day of September 2020. 1



Sondra Rhoades-Johnson, Presiding Officer

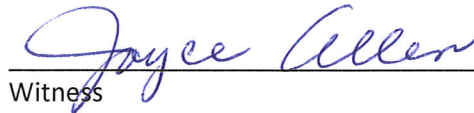
Sworn and subscribed before me  
This 17<sup>th</sup> day of September 2020.

Witnessed:



Notary Public

(SEAL)



Witness

my Commission  
Expires on  
3/24/2023