



McPherson Implementing Local Redevelopment Authority

**Board Meeting
July 11, 2019**

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Thursday, July 11, 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
Aaron Watson
Shuntel Beach
Marvin Arrington
Young Hughley

Ex-Officio Members:

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

Staff, Legal Counsel and Others:

Sandra Tennyson, Fort Mac LRA
Pete Hayley, Fort Mac LRA
Robert Mosby, Fort Mac LRA
David Burt, Fort Mac LRA
CeCe Ross, Fort Mac LRA
Tracey Upshaw, Fort Mac LRA
Mahalia Paul, Fort Mac LRA
Peter Andrews, Attorney, Greenberg Traurig
Jonathan Perry, Attorney, Greenberg Traurig
John Van Brunt, Office of Commissioner Christopher Nunn, Community Affairs
Jocelyn Bivens, Office of Councilmember Joyce Sheperd
Michael O'Connor, Office of Liz Hausmann, Commissioner, Fulton County
Bithia Ratnasamy, Office of Commissioner Christopher Nunn, Community Affairs

Guests:

Stephen Macauley, Macauley Investment
Ramie Little, WWYW
Alexis Roe, My Amazing Team
Marcus Wright, AMG
Doug McCraw, Fat Village,
Erica Long, APS
Dietrich Logan, Logan Development
Geoff Koski, Bleakly Advisory
Curtis Cumpton, AJC
Rev. Derrick Rice, Sainkofa Church
Rebecca Wallace, Macauley
Bruce Gunter, Hardee Ave. Housing
Mike Ibe, EGP
Mark Bauer, EGP
Howard Franklin, MI
Contente Terry, Contente Consulting
Artesius Miller
Jason Barrett
Alan Ferguson, IA
Gregg Bayard, Parallel Housing
Maria Saporta, Saporta Report
Amy Wenk, Atlanta Biz Chronicle
Kenyatta Johnson, Ress Advisor
Darrell Thomas Vibrance Partners
Jillian Cooke, Wellness Within Your Waus
Maggie Lee, Saporta Report
Jennifer Dixon, HPD
Judy Walker, OCCO
Melanie KING, Gateway Capital View
Allean Brown, NPU-S
Melissa Hughley, Sylvan Hills Ass.
Michael H. Ward, Culhane Meadows
Bianca Motley Broom
Johnathan Griffin
Barbara Guillory, Affordable Housing
Tyndal Clark, WCC Landscaping
Jason Edwards
David Guy
Chef Ashley Clay, Ashley Clay Hospitality
Alisa Clark, Glory PCS
Joel Dixon, Urban Oasis Dev
Cassius Coleman, Five Pts Dev
Wole Oyenuga, Urban Oasis Dev

Announcements and Welcome:

The Chairman called the meeting to order at approximately 1:01 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, restrooms and mentioned that Fort Mac is now equipped with a 1st aid kit and an Automated External Defibrillator.

Agenda:

Ms. Ernestine Garey asked to amend the agenda by moving the Executive Session to the beginning of the agenda and to have Public Comment to be heard last and to add a CES Community Engagement Subcommittee report. A motion to approve was properly made and seconded. Approval was unanimous.

Item:6: Introduction of New Board Member and Others:

Chairman Cassius Butts introduced the newest board members Carmen Chubb, Chief of Staff City of Atlanta Mayor's Office and Young Hughley, Community Representative. The Chairman also took the time to introduce Fort Mac's newest staff member David Burt, Senior Director of Real Estate and Alan Ferguson, Senior VP Community Development with Invest Atlanta.

After the introductions a motion to enter Executive Session was properly made and seconded. Approval was unanimous.

Item:11; 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. 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 2hours and 44minutes.

After the Executive Session ended a motion to reopen to the public was properly made and seconded. Approval was unanimous.

The Chairman stated the purpose of the Executive Session was to discuss legal matters and real estate matters.

Motion to return to Open Session:

The Chairman asked for a motion to go back into open session. A motion was properly made and seconded. Approval was unanimous.

Minutes:

A quorum was not in place to approve the February 21, 2019 Minutes.

Item:7: Election of Board Officers and Establishment of Committees:

The Chairman stated that the board will be sent information on the various committees to be established by the board this afternoon and that the election of the committee members will be adopted and put in place at the next board meeting.

Item:8: Financial Update:

Mr. Robert Mosby, Fort Mac LRA Controller, gave an update on the Financials stating that the fiscal year ends June 30th and that the 2019 audit is slated to begin in August and will be ready in October. Mr. Mosby also mentioned that Fort Mac LRA is a low-risk auditee.

Mr. Mosby also reviewed the proposed budget for 2020 a detailed report was outlined in the board's book for their perusal. It was decided that no action would be taken at this time.

Item:9: FDA Lease Award:

Mr. Mike Ibe and Mr. Mark Bauer of Easterly Government Services, gave a brief update on the FORSCOM HQ position. It was reported to the board that the lease was officially executed in June. It was also mentioned that the FDA prolonged design period laboratory buildout would be approximately one year and prior to that renovation will begin to give the building a new look.

Item: 10: Master Developer Agreement Update, Q & A:

Mr. Stephen Macauley of Macauley Investments gave an update on his plans to the board stating that he wanted to be transparent and that he and his staff have been working hard for the last two years. Mr. Macauley asked that the board continue to work with him stating that he wants to transform the base to an "incredible community. Mr. Macauley also stated that 91% of the community is committed either by a Letter of Intent (LOI) or Memorandum of Understanding (MOU) with 48% of Minority participation.

Mr. Macauley stated that time is of the essence to move to the next phase of negotiations and hopes that an agreement can be reached for him to seek investors.

Item:12: Resolution-Parcel Sale:

A quorum was not in place to adopt the Resolution for the Parcel Sale.

Item:13: Resolution-FY20 Budget:

A quorum was not in place to adopt the Resolution for the FY20 Budget.

Item:14: Resolution-Insurance Renewal:

A quorum was not in place to adopt the Resolution for the Insurance Renewal.

CES Update:

Councilmember Joyce Sheperd stated that the Community Engagement Subcommittee (CES) meets the fourth Wednesday of every month, typically after the board meeting in order to brief the community on the goings on the property, e.g., Master Development update, etc. Councilmember also mentioned that the CES is comprised of neighborhoods within a 5-mile radius of the base. Councilmember also informed the board that a Public Arts Advisory Council has been established.

Councilmember was happy to announce that the board now has a voting member that represents the community after many years of that being one of the community's concerns.

Public Comments:

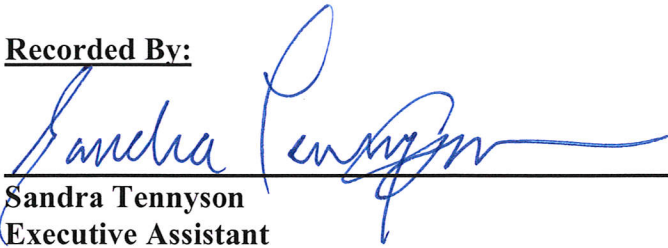
The Chairman invited public comment and several audience members took advantage of the opportunity to speak.

Adjournment:

A motion to adjourn was properly made and seconded. Approval was unanimous. The meeting was adjourned at approximately 5:14pm.

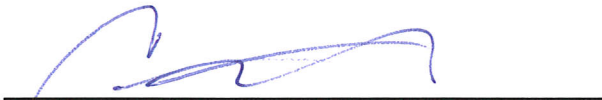
(Signatures follow)

Recorded By:



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 11th day of July 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 11th day of July 2019 which was closed for the purpose of:

X LEGAL MATTERS

X DELIBERATION REGARDING REAL ESTATE 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.

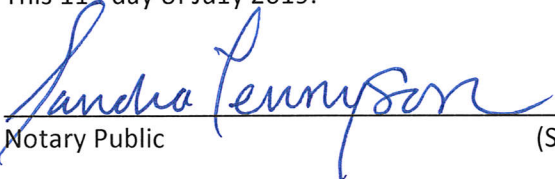
(4) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4(b) that such an affidavit be executed.

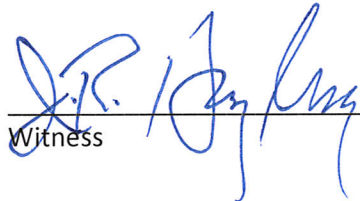
This 11th day of July 2019.


Cassius F. Butts, Presiding Officer

Sworn and subscribed before me
This 11th day of July 2019.

Witnessed:


Notary Public (SEAL)


Witness

*my commission
expires on 3/24/2023*