



McPherson Implementing Local Redevelopment Authority

Special Called Meeting
December 19, 2023
Meeting Minutes

A meeting of the Board of Directors of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Tuesday, December 19, 2023, at 1332 Metropolitan Pkwy, SW, Atlanta, GA 30310.

Board Members:

Cassius Butts
Marvin Arrington, Jr.
Sondra Rhoades-Johnson
Ernestine Garey
Audra Cunningham
Thomas Calloway
Laurel Hart
Eshe Collins
Courtney English

Ex-Officio Members:

Sonya Halpern, Senator, District 39

Staff, Legal Counsel and Others:

David Burt, Fort Mac LRA
Sandra Tennyson, Fort Mac LRA
Robert Mosby, Fort Mac LRA
Joyce Allen, Fort Mac LRA
CeCe Ross, Fort Mac LRA
Pete Hayley, Fort Mac LRA
Tracey Upshaw, Fort Mac LRA
Melissa Lopez-Rogers, Attorney, Greenberg Traurig

Guests:

Frank Morales, Blessed Housing

Taryn N. Brown

Announcements and Welcome:

Vice-Chair, Marvin Arrington, Jr., called the meeting to order at approximately 10:19 am.

Approval of the Agenda:

Vice-Chair Arrington, Jr., recognized that a quorum was in place and presented the agenda for approval.

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

Approval of Minutes from June 15, 2023:

Vice-Chair Arrington, Jr., presented the meeting minutes from the MILRA June 15, 2023 Board of Director's meeting.

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

November 2023 YTD Budget to Actual Report:

Mr. Robert Mosby, MILRA Controller, presented the financial report through November 2023. Mr. Mosby stated that the Veterans Administration lease for parking increased by \$1,000 per month which contributed to a positive variance in the budget of \$7,000. Mr. Mosby also informed the board that as of May 1, 2023, utilities have been transferred over to Tyler Perry Studios, resulting in a significant decrease in utility expenses.

FY 2023 Audit Presentation/Resolution to Approve Audit Results:

Mr. Josh Carroll, Director of Mauldin & Jenkins CPA, presented the findings from the MILRA Audit for fiscal year 2023. A copy of the audit findings and Mr. Carroll's presentation were provided to the Board Members.

Mr. Carroll stated that there were no discrepancies found during the audit and that there was an unmodified opinion for the financial statements.

A motion to approve a Resolution accepting the findings of the audit for Fiscal Year 2023 was properly made and seconded. Approval was unanimous.

Property Update:

Mr. David Burt, Executive Director, updated the Board on events taking place on the property. CeCe Ross, MILRA Asset & Property Manager, successfully organized Food Truck Fridays on the base with food trucks and live music each Friday for lunch and dinner. Tracey Upshaw, MILRA Project Coordinator, orchestrated a drive-through Christmas event featuring lights, decorations, projections, and live dancers.

Executive Session:

Chairman Butts 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.

Chairman Butts 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 Chairman Butts 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 11 minutes.

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

Motion to return to Open Session:

Chairman Butts asked for a motion to return to open session. A motion was properly made and seconded. Approval was unanimous. Chairman Butts stated that real estate and legal matters were discussed in the Executive Session.

Resolution to Amend the TDJ Rev Purchase and Saled Agreement:

Board Member Audra Cunningham presented a Resolution to amend the TDJ REV purchase and sales agreement.

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

Resolution to Amend the MILRA FY 2024 Budget:

Board member Ernestine Garey presented a Resolution to amend the MILRA budget for fiscal year 2024.

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

Public Comment:

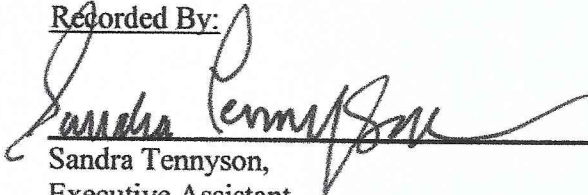
No one signed in to provide comments.

Adjournment:

A motion to adjourn was properly made and seconded. Approval was unanimous. The meeting adjourned at approximately 11:31am

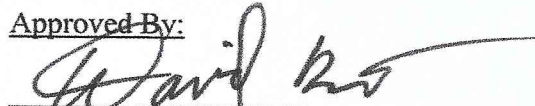
(Signatures to follow)

Recorded By:



Sandra Tennyson,
Executive Assistant

Approved By:



David Burt,
Executive Director

OPEN MEETINGS AFFIDAVIT

PERSONALLY, APPEARED before the undersigned attesting officer, duly authorized to administer oaths, Cassius F. Butts, 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 19th day of December 2023.

- (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 19th day of December 2023 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)

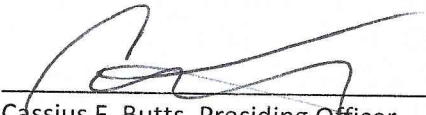
DELIBERATION REGARDING EXISTING LITIGATION OR OTHER LEGAL MATTERS

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 19th day of December 2023.



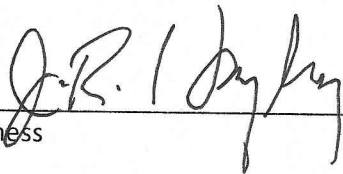
Cassius F. Butts, Presiding Officer

Sworn and subscribed before me
This 19^h day of December 2023.

Witnessed:



Notary Public (SEAL)



Witness

