



McPherson Implementing Local Redevelopment Authority

**Board of Directors Special Called Meeting
February 26, 2025**

A meeting of the Board members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Wednesday, February 26, 2025, at Adams Park Library, 2231 Campbellton Rd SW, Atlanta, GA 30311.

Board Members:

Cassius Butts
Marvin Arrington, Jr.
Sondra Rhoades-Johnson
Ernestine Garey
Thomas Calloway
Laurel Hart
Nick Hess
Young Hughley

Ex-Officio Members:

Tracie Sanchez, Georgia Department of Community Affairs

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
Peter Andrews, Attorney, Greenberg Traurig
Mark Hayes, Mark Hayes Consulting, LLC

Guests

Josh Carroll, Mauldin and Jenkins

Announcements and Welcome:

Board Chair Cassius Butts, called the meeting to order at approximately 2:08pm.

Approval of the Agenda:

It was brought to the Chairman's attention that an agenda item for the approval of the December 19, 2023 meeting minutes was not included on the draft agenda.

A motion to approve the agenda as amended to include the presentation of the December 19, 2023 meeting minutes was properly made and seconded. Approval was unanimous.

Approval of Minutes from June 20, 2024:

Chairman Butts presented the meeting minutes from the June 20, 2024 Board of Director's meeting.

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

Approval of Minutes from December 19, 2023:

Chairman Butts presented the meeting minutes from the December 19, 2023 Board of Director's meeting.

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

FY 2024 Audit Presentation:

Mr. Josh Carroll, Director of Mauldin & Jenkins CPA, presented the MILRA audit results for Fiscal Year 2024. A copy of the findings along with Mr. Carroll's slide presentation were provided to the Board members.

Mr. Carroll stated there were no discrepancies or areas of concern found during the audit.

Resolution Accepting the Independent Audit Findings for Fiscal Year 2024:

Board Member Ernestine Garey presented a Resolution to accept the findings of the audit report for Fiscal Year 2024.

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

Executive Session:

Chairman Butts asked for a motion to convene to Executive Session and afterwards 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 of 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.”

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

The Board went into Executive Session for approximately one hour and three 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.

Property Update:

Mr. David Burt, MILRA Executive Director, gave an update on past and upcoming events sponsored by MILRA including the 2024 holiday drive-through experience, weekly food trucks, and a community class on assistance with home ownership. Future plans include a continuation of weekly food trucks, additional classes for the community related to business development, and a July arts festival.

November 2025 YTD Budget to Actual Report:

Mr. Robert Mosby, Controller, gave an update on MILRA’s current financial position. He stated that revenues in the current fiscal year are above the budgeted amount due to a lease agreement with Easterly Government Properties for the use of a parking lot and an increase in the rental rate paid by the Veterans Administration for parking. In addition, overall expenses year-to-date are below those projected in the budget.

Public Comments:

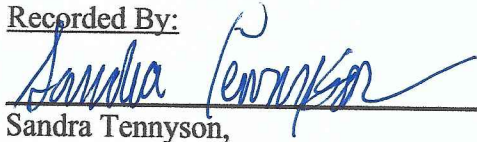
No one signed in to provide public comment.

Adjournment:

A motion to adjourn was properly made and seconded. Approval was unanimous. The meeting adjourned at approximately 3:53pm

(Signatures to follow)

Recorded By:



Sandra Tennyson,
Executive Assistant

Approved By:



David Burt,
Executive Director

Executive Session Affidavit

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 26th day of February 2025.

- (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 26th day of February 2025 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)

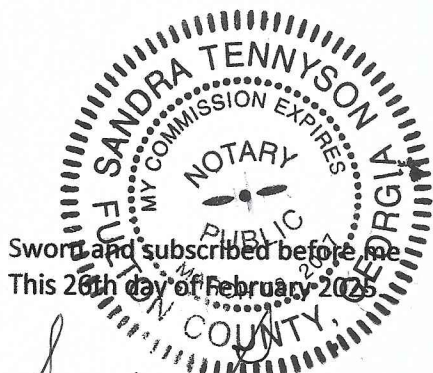
DELIBERATION REGARDING EXISTING LITIGATION OR OTHER LEGAL MATTERS

ATTORNEY-CLIENT COMMUNICATION

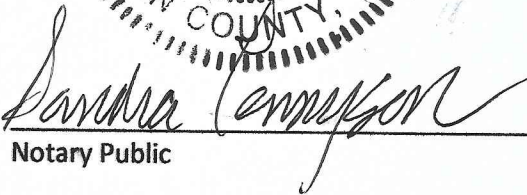
as allowed by O.C.G. A., Title 50, Chapter 14 and was devoted to matters within those exceptions and as provided by law.

- (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 26th day of February 2025.



Sworn and subscribed before me
This 26th day of February 2025



Notary Public

(SEAL)



Cassius F. Butts, Presiding Officer

Witnessed:



Witness