



McPherson Implementing Local Redevelopment Authority

**Fort Mac LRA Board of Directors Special Called Meeting
Board Minutes
April 22, 2025 – 12:00pm**

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Tuesday, April 22, 2025, at Adams Park Library, 2231 Campbellton Rd. SW, Atlanta, GA 30311.

Board Members:

Cassius Butts
Marvin Arrington, Jr.
Ernestine Garey
Audra Cunningham
Thomas Calloway
Laurel Hart
Nicholas Hess

Ex-Officio Members:

N/A

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
Jonathan Perry, Attorney, Greenberg Traurig

Guests

Andrew Much, Arnall Golden Gregory, LLP

Christopher Brock, Miller & Martin, PLLC
Neal Madan, Ogni GC LLC
Roxanne Gardner, TDJ REV Fort Mac Village
Skip Barrett, TDJ REV Fort Mac Village

Announcements and Welcome:

Chairman Cassius Butts acknowledged and welcomed the guests.

Approval of the Agenda:

Chairman Butts recommended the approval of the agenda.

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

Approval of Minutes from April 8, 2025:

Chairman Butts presented the meeting minutes from the April 8, 2025, Fort Mac LRA Board of Director's meeting.

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

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 30 minutes.

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

Approval of Resolutions:

Board member Ernestine Garey informed the audience that during the Executive Session a discussion was held to adopt two resolutions, and read the following motion in open session:

“Motion to adopt a resolution delegating authority to the Chair or Executive Director to negotiate, execute, and deliver a side agreement to provide for immediate direction to the Escrow Agent to release the \$250,000 in escrow funds to MILRA no later than April 25, 2025 in exchange for a two week forbearance from MILRA exercising any default remedies in connection with the Purchase and Sale Agreement, it being understood that: (1) such arrangement would not be deemed an admission by the Purchaser of any defaults previously asserted by MILRA and (2) MILRA would also reserve its rights and remedies with respect to all defaults under the Purchase and Sale Agreement, as amended.”

The motion was properly seconded and unanimously approved.

Board member Thomas Calloway made a motion referring to the second resolution as follows:

“Motion to authorize the Chair, Vice Chair, and Executive Director to negotiate the terms of an amendment to the Purchase and Sale Agreement.”

The motion was properly seconded and unanimously approved.

Public Comment:

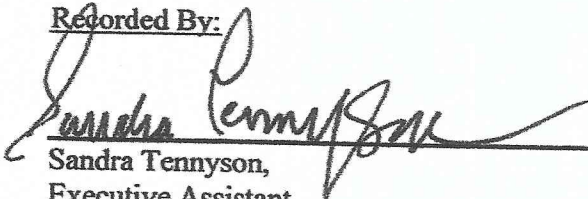
Guests introduced themselves and the organizations that they represent.

Adjournment:

A motion to adjourn was properly made and seconded. Approval was unanimous. The meeting adjourned at approximately 12:52pm.

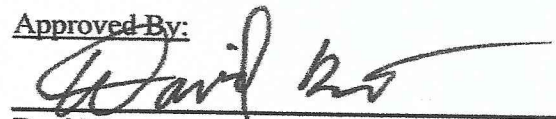
(Signatures to follow)

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 the **Executive Committee** of the McPherson Implementing Local Redevelopment Authority (the "Authority") held on the 22nd day of April 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 being 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 22nd day of April 2025 which was closed for the purpose of:
 - 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 LEGAL MATTERS**
 - PERSONNEL 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. 22nd day of April 2025.




Cassius F. Butts, Presiding Officer


Sworn and subscribed before me
This 22nd day of April 2025

Notary Public

(SEAL)

Witnessed:



Witness