McPherson Implementing Local Redevelopment Authority

Special Called Board Meeting
March 5, 2026

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (MILRA) was held on Thursday, March 5, 2026, at the Academy Theatre, 599 N. Central Avenue, Atlanta, GA 30354.

Board Members:
Cassius Butts
Sondra Rhoades-Johnson
Ernestine Garey
Thomas Calloway
Laurel Hart
Nick Hess
Audra Cunningham

Ex-Officios Members:
Tracie Sanchez, Community Affairs Office

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
Pete Hayley, Fort Mac LRA
Tracey Upshaw, Fort Mac LRA
Jonathan Perry, Attorney, Greenberg Traurig
Peter Andrews, Attorney, Greenberg Traurig

Guests
Mark Hayes, Mark Hayes Consulting, LLC

Announcements and Welcome:
Chairman Cassius Butts, called the meeting to order at approximately 9:25am and thanked everyone for their presence.

Approval of the Agenda:
Chaiman Butts presented the Agenda for approval.

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

Approval of Minutes from May 16, 2025:
Chairman Butts presented the meeting minutes from the May 16, 2025 MILRA 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 of the closed section is for members to (1) deliberate regarding the acquisition or disposition of interest in real estate, (2) 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."

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

Chairman Butts stated the purpose of the Executive Session would be 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.

The Board met in Executive Session for approximately one hour and four minutes.

Chairman Butts stated that legal and real estate matters were discussed in Executive Session.

Board Member Nicholas Hess, read the following statement, " I make a motion to direct the Executive Director to terminate the Purchase and Sales Agreement and associated amendments with The Fort Mac Village, LLC and to provide the required Right Of First Offer notice to Tyler Perry Studios informing them that MILRA intends to pursue a new developer to redevelop a portion of the property via an RFP to be issued by the Executive Director as soon as practicable after the expiration of the ROFO notice period."

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

Appointment to Committees:

Cassius Butts, Board Chair, stated that Audra Cunningham has been appointed as Chair of the Development Committee, and Ernestine Garey remains Chair of the Finance Committee.

Finance Report:

Mr. Robert Mosby, Controller, gave an update informing the Board that MILRA is operating in line with the approved budget. Mr. Mosby informed the board that MILRA should finish the current fiscal year with approximately the same cash balance as at the beginning of the fiscal year.

Presentation of MILRA Audit Findings:

Board Member Ernestine Garey, Chair of the Finance Committee, stated that the audit for the 2024/2025 fiscal year was presented at the last Board meeting by a representative of the accounting firm Mauldin and Jenkins, however, a quorum was not in place to approve the audit findings. Ms. Garey stated that there were no issues of concern reported in the audit report, and the findings were previously accepted and approved by the Finance Committee.

Resolution to Approve MILRA Audit Findings:

Board Member Sondra Rhoades Johnson presented the Resolution for acceptance of the audit findings for the 2024/2025 fiscal year.

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

Resolution to Approve MILRA 2025/2026 Budget:

Board Member Ernestine Garey, Chair of the Finance Committee, presented the 2025/2026 MILRA Budget and stated that the Finance Committee had voted for its approval.

Ms. Garey presented a Resolution to approve the McPherson Implementing Local Redevelopment Authority (MILRA) 2025/2026 Budget.

A motion to approve the Resolution outlining the 2025/2026 MILRA Budget was properly made and seconded. Approval was unanimous.

Approval of Service Agreement-Nu Image Protection Agency:

The Chairman presented a proposal for a new Service Agreement with Nu-Image Protection Agency for security services at Fort Mac. This proposal includes an increase in their rate from $13,940 per month to $19,200 per month.

A motion to approve the new Service Agreement with Nu-Image was properly made and seconded. Approval was unanimous.

Property Update:

Mr. David Burt, MILRA Executive Director, stated that MILRA would begin hosting food trucks on the base every Thursday starting the following week. Mr. Burt also stated that construction of the new FDA facility at Fort Mac is now complete and employees are moving into the new facility.

Mr. Burt also mentioned that Tracey Upshaw, MILRA Project Coordinator, orchestrated another successful drive-through Christmas lighting and dance event on the base in December 2025. Ms. Upshaw also stated that the artist Fabian, whose studio is located at Fort Mac, had an art exhibit in late 2025 that spanned over several weekends. Ms. Upshaw mentioned that she is now working on having a line dancing event during the month of May.

Public Comments:

There were no public comments.

Adjournment:

A motion to adjourn was properly made and seconded. Approval was unanimous. The meeting adjourned at approximately 11:01am

(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 5th day of March 2026.

(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 5th day of March 2026 which was closed for the purpose of:

X **LEGAL MATTERS**

X **DELIBRATION 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 5th day of March 2026.

Cassius F. Butts, Presiding Officer

SANDRA TENNYSON NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 08, 2027

Sworn and subscribed before me
This 5th day of March 2026.

Notary Public (SEAL)

Witnessed:

Witness