

**DEVELOPMENT AUTHORITY OF CLAYTON COUNTY,  
REDEVELOPMENT AUTHORITY OF CLAYTON COUNTY,  
AND  
URBAN REDEVELOPMENT AGENCY OF CLAYTON COUNTY**

**MINUTES OF THE SPECIAL CALLED MEETING**

**TUESDAY, OCTOBER 31, 2023**

The special called meeting of the Development Authority of Clayton County, Redevelopment Authority of Clayton County, and Urban Redevelopment Agency of Clayton County was held on Tuesday, October 31, 2023, at 6:00 p.m., at the Lake City Community Center, 5471 Jonesboro Road, Lake City, Georgia.

Members present at the meeting were Dr. Harrison Braddy, Chair; Randy Burton, Vice-Chair; Terry Baskin, Secretary/Treasurer; Mark Christmas, Assistant Secretary/Treasurer; Emma Godbee; Dr. Tim Hynes; Don Craddock; and Rich Mahon. Also present was Larry Vincent, Executive Director; Authority counsel, M. Michelle Youngblood; Tiffany Duckworth, Office Manager; Ray McClendon, TBL Strategies, and Brandon Riddick-Seals; RS & Co.; Commissioner Alieka Anderson was present for part of the meeting.

**Call to Order and Invocation**

Dr. Braddy called the meeting to order at 6:02 p.m. and called on Mark Christmas for the invocation.

**Approval of Agenda**

Dr. Braddy presented the agenda and inquired as to whether there were any additions, changes, or deletions. There being none, upon motion by Mark Christmas, seconded by Don Craddock, it was unanimously:

**RESOLVED:** That the agenda be approved as presented.

**1. Approval of Minutes of September 12, 2023 Regular Session Meeting**

The minutes of the September 12, 2023 regular session meeting were presented. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Mark Christmas, it was unanimously:

**RESOLVED:** That the minutes be approved as presented.

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**2. Approval of Minutes of September 12, 2023 Executive Session Meeting**

The minutes of the September 12, 2023 executive session meeting were presented. After a general discussion, upon motion by Mark Christmas, seconded by Dr. Tim Hynes, it was unanimously:

**RESOLVED:** That the minutes be approved as presented.

**3. Approval of Treasurer's Report**

Treasurer Terry Baskin reviewed the financial statements. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Emma Godbee, it was:

**RESOLVED:** That the Treasurer's report be approved as presented.

\* Vote 7 in favor; 1 abstention. Mark Christmas abstained.\*

**4. Administrative Report**

Director Vincent discussed several administrative items, including the staffing of his office, remodeling of the office, an Authority retreat, and ongoing administration of ARPA funds. He also discussed the ongoing projects his office is working on, including a job fair coming up on November 3, 2023, focusing on logistics employment. There ensued a general discussion about the use of the ARPA funds, after which it was the consensus of the Board for Authority counsel to discuss with the County's Chief Staff Attorney the possibility of amending the intergovernmental agreement to include the possibility of other trainers in addition to the three (3) currently covered by the agreement. It also was the consensus of the Board to try to hold a retreat before the end of the year. Director Vincent will research possible locations and dates; all Board members are asked to provide Director Vincent with any dates they are not available through the end of the year.

**OLD BUSINESS**

**5. Toto Update**

Authority counsel reported that Toto is waiting to see whether the Board of Assessors will approve the tax memorandum as presented in connection with the expansion project for which bonds are sought. She reported that the Board of Assessors is considering changing from the standard 10-year schedule, approved by the Georgia Supreme Court, which the County has used for many years, to a 5-year schedule for personal property (retaining the 10-year schedule for real

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property). She reported that she had discussions with the County's Chief Staff Attorney about the possible change.

**6. IGA Update**

The discussion was postponed by consensus.

**NEW BUSINESS**

**7. Development Authority Monthly Meeting Location and Time**

Dr. Braddy discussed the possibility of holding the Authority's regular monthly meetings at a different location. He expressed a desire to be able to live stream the meetings, as well as to have additional accommodations to facilitate executive session meetings. After a general discussion, it was the consensus of the Board to have staff identify possible locations satisfying those criteria and to present the options to the Board at the next meeting. Dr. Braddy also asked the Board to consider other meeting days and times, as the current meeting schedule conflicts with the Board of Commissioners' work session, which prevents Commissioners from attending Authority meetings, and keeps Authority members from attending the work session.

**8. Amendment to Bylaws**

Dr. Braddy asked the Board members to review the bylaws to identify any areas they thought needed to be updated. He noted in particular Article II, Section 1, which called for the Authority to be governed by a board of seven (7) members. Authority counsel noted that the Development Authorities law provides that a development authority board shall be comprised of not less than seven nor more than nine members. She reported that the Authority board had consisted of seven members for many years, but was expanded to nine members by the Board of Commissioners in 2018. She recommended that the Authority consider adopting language that mirrors state law for the amendment to this section. She also noted that the bylaws requires ten (10) days advance notice before any amendment to the bylaws can be presented for a vote. It was the consensus of the Authority to present an amendment to Article II, Section 1 at the November meeting which would change the language to reflect that the board shall be comprised of not less than seven nor more than nine members, as determined by the Board of Commissioners in accordance with applicable law. Authority counsel will prepare and circulate the draft for consideration, and the Board will undertake a more comprehensive review of the bylaws to consider further amendments in the future.

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**9. Board Members Accommodations**

Dr. Braddy raised the possibility of covering the cost of ride sharing (such as Uber or Lyft) for all Board members to attend Authority meetings. After a general discussion, it was the consensus of the Board to table the matter for further discussion and review by counsel.

**10. Marc Norsworthy & Co. Presentation**

Dr. Braddy reported that Mr. Norsworthy had contacted him after the meeting began to let him know that Mr. Norsworthy would be unable to attend the meeting due to an emergency. He asked to reschedule the presentation for another meeting.

**11. RS & Co. Presentation**

Ray McClendon, TBL Strategies, and Brandon Riddick-Seals, RS & Co., gave a presentation about the work that they have done creating public private partnerships to help local governments develop communities that not only are successful, but also match the desires of the citizens in the area. Dr. Braddy asked them to prepare a proposal to present to the Board at the next meeting.

**OTHER BUSINESS**

**12. Executive Session**

Dr. Braddy asked for an executive session to discuss potential litigation matters.

Upon motion by Terry Baskin, seconded by Dr. Tim Hynes, it was unanimously:

**RESOLVED:** To adjourn into an executive session for the purpose of discussing potential litigation matters.

Whereupon, the Authority adjourned into executive session at 8:14 p.m.

The open meeting reconvened at 9:00 p.m.

Dr. Braddy called for a motion to terminate the intergovernmental agreement with Clayton County. The matter failed for lack of a motion.

Upon motion by Randy Burton, seconded by Rich Mahon, it was unanimously:

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**RESOLVED:** To uphold and enforce the intergovernmental agreement with Clayton County regarding economic development services (originally approved in 2018, as amended in December 2018 by Board of Commissioners Resolution 2018-122).


After further discussion, upon motion by Dr. Tim Hynes, seconded by Rich Mahon, it was unanimously:

**RESOLVED:** To demand immediate remittance of all monies due to the Authority under the intergovernmental agreement with Clayton County regarding economic development services (originally approved in 2018, as amended in December 2018 by Board of Commissioners Resolution 2018-122).

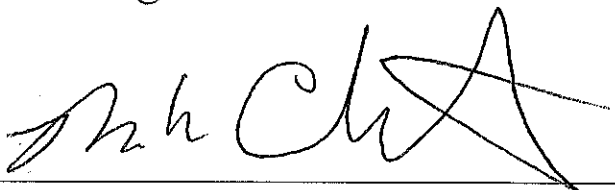
There being no further business to come before the Authority, upon motion by Mark Christmas, seconded by Randy Burton, it was unanimously:

**RESOLVED:** That the meeting be adjourned.

The meeting adjourned at 9:10 p.m.

  
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Terry Baskin, Secretary/Treasurer

OR

  
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Mark Christmas, Assistant Secretary/Treasurer