

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

**MINUTES OF REGULAR SESSION MEETING**

**THURSDAY, MARCH 14, 2024**

The regular session meeting of the Development Authority of Clayton County, Redevelopment Authority of Clayton County, and Urban Redevelopment Agency of Clayton County was held on Thursday, March 14, 2024, at 6:00 p.m., at CCPS Café, 1098 Fifth Avenue, Jonesboro, GA 30236.

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 Rodney McDaniel. Also present was Authority counsel, M. Michelle Youngblood; and Tiffany Duckworth, Office Manager. Also present were guests City of Forest Park Mayor Angelyne Butler; William Fossey; Bobby Perry; Bill Bryan; Brian Dorelus, Aerotropolis Atlanta; Bill Strang, Toto; Molly Giddens, Deloitte; and members of the public.

**Call to Order and Invocation**

Chair Braddy called the meeting to order at 6:14 p.m. and called on Mark Christmas for the invocation.

**Approval of Agenda**

Chair Braddy presented the agenda and inquired as to whether there were any additions, changes, or deletions. He asked to delete item 10, Clayton County Water Authority easement request. He also asked to move item 11, Gilbert Road Update, to executive session. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Rodney McDaniel, it was unanimously:

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

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**NEW BUSINESS**

**1. Consent Agenda**

Chair Braddy asked to remove the Treasurer's report and administrative report from the consent agenda. He presented the remaining consent agenda (items 1-6: minutes of February 15, 2024, regular and executive session meetings, minutes of February 19, 2024, special called open and executive session meetings, minutes of February 23, 2024, special called open and executive session meetings) and called for a motion. Upon motion by Don Craddock, seconded by Dr. Tim Hynes, it was unanimously:

**RESOLVED:** That the consent agenda be approved.

**2. Treasurer's Report**

Treasurer Terry Baskin reviewed the Authority's financial statements. After a general discussion, upon motion by Don Craddock, seconded by Emma Godbee, it was unanimously:

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

**3. Chairman's Administrative Report**

Chair Braddy presented the administrative report from the office of the Chairman. He reported that he has had many meetings since the resignation of Larry Vincent as Executive Director. He has met with President Lewis, Clayton State University, as well as the Dean of the School of Business. He met with Georgia Power's Vice President of Business Development, and the Executive Director of the Clayton County Housing Authority. He is working on an inventory of Authority assets, project management fees, and other costs. He also wants to develop some standard operating procedures for the Authority to compile in a policy manual.

**Public Comment**

Mickey Garber and Brian Dorelus, Aerotropolis Atlanta, addressed the Board.

**OLD BUSINESS**

**4. Toto Update**

Chair Braddy recognized Bill Strang from Toto, who gave a presentation on Toto and the expansion project underway. He reported that 223 of the 300 employees whose jobs will be

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retained because of this project live in Clayton County. The average salary will increase from \$56,000 to \$70,000 for non-management employees, and \$94,000 to \$110,000 for management due to the upskilling related to the expansion and the new technology coming in. The expansion also will increase their production capacity from 200,000 units/year to 300,000 units/year. He reported that the expansion project is expected to general up to \$43 million per year in indirect economic impact.

Dr. Braddy reported that the Board of Tax Assessors had changed in the incentive schedule while Toto's application was pending, resulting in lesser savings over the life of the bonds. Toto plans to ask the Board of Tax Assessors to reconsider and grandfather in this project under the previous incentive schedule. However, Toto would like the Authority to reduce its annual fees if the Board of Assessors will not agree to apply the incentive schedule in effect at the time the project was first presented to them. After a general discussion, it was the consensus of the Authority Board to support Toto's request to the Tax Assessors.

**5. City of Forest Park Development / ProComm & ProClay**

At the suggestion of Dr. Hynes, it was the consensus of the Authority to move this discussion forward on the agenda since there are elected officials and others present to discuss the project.

**\*\*Board Members Don Craddock and Mark Christmas exited the meeting at 7:31 p.m., due to a conflict of interest, in that they are working with this project. \*\***

Forest Park Mayor Angelyne Butler discussed the vision for a commercial mixed-use development on Main Street in Forest Park. She introduced William Fossey, who described the 11-acre site, which is expected to include 22,000 sf of commercial space, as well as 400 1-, 2-, and 3-bedroom residential units. It may also include a parking structure. The total projected cost is \$165 million, including a possible bond issue for \$135 million.

**\*\*Board Members Don Craddock and Mark Christmas reentered the meeting at 8:15 p.m.\*\***

**6. DACC Public Purpose Corporation II: 2024-25 Rent Letter**

Dr. Braddy presented the 2024-25 rent letter for the property located at 4244 International Parkway. Authority counsel reported that the lease with the State specifies the amount of rent for each year as base rent, but also includes an amount as additional rent based on the actual operating costs for the immediately preceding year. The format of the letter presented is required by the State each year. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Mark Christmas, it was unanimously:

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**RESOLVED:** That the 2024-25 rent letter was approved as presented.

**7. DACC Public Purpose Corporation II: 2024-25 Annual Budget**

Dr. Braddy presented the 2024-25 proposed budget for the property located at 4244 International Parkway prepared by project manager Richard Buckley. Authority counsel reported that the Trustee remits funds to the project manager monthly based on the approved budget. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Mark Christmas, it was unanimously:

**RESOLVED:** That the 2024-25 Budget was approved as presented.

**8. US Bank**

It was the consensus of the Board to table this matter to a future meeting.

**9. CoStar**

Dr. Braddy reported that the Authority is paying \$1,354.50 per month for this service. Tiffany Duckworth reported that she currently receives approximately 3-4 calls per month that require her to access this service. Rodney McDaniel reported that it is a very useful tool, particularly for commercial and industrial property. After a general discussion, upon motion by Randy Burton, seconded by Dr. Tim Hynes, it was unanimously:

**RESOLVED:** To cancel the service for the time being.

**10. South Metro Development Outlook**

Dr. Braddy reported that the South Metro Development Outlook will be held on Wednesday, March 20, 2024, from 7:00 a.m. – 2:00 p.m. The Authority has six (6) tickets for the event. Board members should coordinate attendance with Ms. Duckworth.

**NEW BUSINESS**

**11. State Development Authority of Clayton County Event**

Dr. Braddy reported that the upcoming State of the Authority event will be held on May 2, 2024, at the Porsche Experience Center. He discussed various menu options, as well as the

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proposal for AV at the event. After a general discussion, upon motion by Randy Burton, seconded by Dr. Hynes, it was unanimously:

**RESOLVED:** To go with menu option #1 chicken for the meal.

After further discussion, upon motion by Mark Christmas, seconded by Don Craddock, it was unanimously:

**RESOLVED:** To approve the proposal from A-1 Audiovisual, LLC, in the amount of \$12,476.25.

**12. Public Affairs**

Dr. Braddy discussed the need for the Authority to have a lobbyist working on its behalf at the State Capitol. After a general discussion, upon motion by Dr. Hynes, seconded by Mark Christmas, it was unanimously:

**RESOLVED:** To develop an RFP for a lobbyist and have candidates make a presentation to the Board.

**OTHER BUSINESS**

**11. Executive Session**

Chair Braddy noted that there was a need for an executive session to discuss real estate, personnel, and potential litigation matters. Upon motion by Rodney McDaniel, seconded by Randy Burton, it was unanimously:

**RESOLVED:** To adjourn into executive session for the purposes of discussing real estate, personnel, and potential litigation matters.

Whereupon, the meeting adjourned into executive session at 8:58 p.m.

The open meeting reconvened at 9:30 p.m.

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

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

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Whereupon, the meeting adjourned at 9:31 p.m.

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Terry Baskin, Secretary/Treasurer

OR



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Mark Christmas, Assistant Secretary/Treasurer