

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

MINUTES OF REGULAR SESSION MEETING

TUESDAY, OCTOBER 8, 2019

The regular monthly 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 8, 2019, at 6:00 p.m., in the Arbor Hall Auditorium, Clayton State University, 5823 Trammell Road, Morrow, Georgia.

Members present at the meeting were Eldrin Bell, Chairman; Louis Johnson, Secretary/Treasurer; Herman Andrews; Assistant Secretary/Treasurer; Tim Gilrane; Sylvester Ford; Michael Edmondson; Regina Deloach (arrived 6:08 p.m.); and Helen McSwain. Also present were Authority counsel, M. Michelle Youngblood; Khalfani Stephens, Executive Director; William Corbin and Erica Rocker-Willis, Senior Business Development Managers; Greg Hecht and Kirby Glaze; Chairman Jeffrey Turner and Commissioner DeMont Davis, Clayton County Board of Commissioners; and members of the public.

Call to Order and Welcome of Guests

Chairman Bell called the meeting to order at 6:02 p.m. and welcomed the guests.

Approval of Agenda

Chairman Bell presented the agenda and inquired as to whether there were any additions, changes, or deletions. There being none, after a general discussion, upon motion by Louis Johnson, seconded by Sylvester Ford, it was unanimously:

RESOLVED: That the agenda be approved as presented.

Approval of Minutes

Chairman Bell presented the minutes of the September 10, 2019 regular and executive session meetings. Upon motion by Louis Johnson, seconded by Sylvester Ford, it was unanimously:

RESOLVED: That the minutes of the September 10, 2019 regular and executive session be approved as presented.

Approval of Treasurer's Report

Louis Johnson presented the Treasurer's report. He reported that the operating account began the month of September with an opening balance of \$5,432,805.79. He reported that the

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REDEVELOPMENT AUTHORITY OF CLAYTON COUNTY,
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Finance team had held its first meeting and developed a mission statement. They plan to meet monthly at first, then move to quarterly meetings. He presented the balance sheet, income statement, and budget to actual comparison prepared by the Authority's accountant. It was the consensus of the Authority to table approval of the Treasurer's Report.

Project Summary

Khalfani Stephens presented an update on projects he and the staff have been working on. He reported that Project Eagle has selected Clayton County for its development. He reported that the site visit to the headquarters of Project Double Double next week, together with representatives of the State, went well; it was very helpful to be able to tell the company that the Authority supported the project. Clayton County is one of two finalists for the project; the other is Nashville, TN. The project would create 411 jobs and bring \$62 million in capital investment. Project Baker is a food production company with a minimum wage of \$15/hour. His office is working with the zoning administrator on approved uses at sites under consideration.

OLD BUSINESS

There was no old business to come before the Board. Mr. Stephens reported that the application for bond financing discussed at the September meeting had been removed from the agenda prior to publication at the request of the applicant.

NEW BUSINESS

There was no new business to come before the Board.

OTHER BUSINESS

1. Executive Session for the purpose of discussing personnel, real estate and potential litigation

Khalfani Stephens noted the need to have an executive session for purposes of discussing personnel, real estate, and potential litigation. After a general discussion, upon motion by Helen McSwain, seconded by Tim Gilrane, it was unanimously:

RESOLVED:

That the meeting be adjourned into executive session for purposes of discussing personnel, real estate, and potential litigation.

Whereupon, the meeting adjourned into execution session at 6:15 p.m.

**DEVELOPMENT AUTHORITY OF CLAYTON COUNTY,
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Upon motion by Louis Johnson, seconded by Tim Gilrane, it was unanimously:

RESOLVED: That the open meeting reconvene.

Whereupon, the open meeting reconvened at 7:44 p.m.

2. Consideration of Items, if any, Discussed in Executive Session

The Authority voted to request a special called meeting or joint meeting with the Clayton County Board of Commissioners, and to include a mediator at such meeting, for the purpose of discussing the intergovernmental agreement and the Rainwood Apartments. Upon motion by Sylvester Ford, seconded by Helen McSwain, it was unanimously:

RESOLVED: To request a special called meeting or joint meeting with the Clayton County Board of Commissioners, and to include a mediator at such meeting, for the purpose of discussing the intergovernmental agreement and the Rainwood Apartments.

The Authority voted to authorize conflict counsel, Greg Hecht, to respond to the letter from the attorney representing the Board of Commissioners to request a special called meeting or joint meeting with the Clayton County Board of Commissioners as described above. Upon motion by Tim Gilrane, seconded by Herman Andrews, it was unanimously:

RESOLVED: That conflict counsel, Greg Hecht, be and hereby is authorized to respond to the letter from the attorney representing the Board of Commissioners to request a special called meeting or joint meeting with the Clayton County Board of Commissioners as described above.

Chairman Bell inquired as to whether there was any further business to come before the Board. There being no further business to come before the Board, upon motion by Louis Johnson, seconded by Herman Andrews, it was unanimously:

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 7:53 p.m.



Herman Andrews, Assistant Secretary/Treasurer