

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

MINUTES OF REGULAR SESSION MEETING

TUESDAY, JANUARY 12, 2021

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 Tuesday, January 12, 2021, at 6:00 p.m., in the Lake City Community Center, 5471 Jonesboro Road, Lake City, Georgia.

Members present at the meeting were Regina Deloach, Chair; Herman Andrews, Vice-Chair; Jean-Claude Bourget, Secretary/Treasurer; Sylvester Ford, Assistant Secretary/Treasurer; Larry Vincent; and Randy Burton (by telephone). Also present were Authority counsel, M. Michelle Youngblood; Sydney-Alyce Bourget, Business Development Manager; Anshul Wesley, Authority CPA (by telephone); Dr. Aaronia Sims, Clayton Business Center; Dannelle Crowe, Alliance Strategies; Erica Rocker-Wills, Clayton County Economic Development Officer; and members of the public.

Call to Order and Welcome of Guests

Chair Deloach called the meeting to order at 6:02 p.m. and welcomed the guests. She called on Dr. Fulami to lead the invocation.

Approval of Agenda

Chair Deloach presented the agenda and inquired as to whether there were any additions, changes, or deletions. She asked to hear New Business first, so the attendees making presentations could depart thereafter. After a general discussion and, upon motion by Sylvester Ford, seconded by Jean-Claude Bourget, it was unanimously:

RESOLVED: That the agenda be approved as amended.

Approval of Minutes

The minutes of the December 8, 2020 regular session meeting was presented. After a general discussion and, upon motion by Herman Andrews, seconded by Jean-Claude Bourget, it was unanimously:

RESOLVED: That the minutes are hereby approved.

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Approval of Treasurer's Report

Treasurer Bourget presented the Treasurer's report. He presented the financial statements and reviewed the income and expenditures for the month of November. Director Vincent noted that the \$390,000 for the Clayton Cares Grant had been transferred in, and then paid out to 145 small businesses and 21 charities. After a general discussion, upon motion by Herman Andrews, seconded by Larry Vincent, it was unanimously:

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

Invest Clayton Project Report

Director Larry Vincent reported that there are currently 8 projects considering Clayton County, with capital investment of approximately \$669 million, and 7,500-17,000 new jobs. He also reported that the unemployment rate in Clayton County is currently 9.8%, down from 13.8% in May. He also noted that the Jobs tab on the Authority's Invest Clayton website had been very favorably received by both employers and job-seekers; the Small Business tab assembles resources to assist small businesses.

OLD BUSINESS

1. Economic Development Strategic Plan

Sylvester Ford reported that the Small Business Committee has been discussing best ways to get the County's message out; they also discussed the need for more technical support and workshops directed at small businesses. Chair Deloach reported on the Labor, Employment, and Healthcare Committee.

2. Clayton Cares Grant Update

Director Vincent reported that they have received 297 applications for the second round of grants. The application period closed on January 7, and they are now in the process of vetting the applications received.

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3. Clorox Update

Authority counsel reported that Bond R-5 had closed, representing the final draw on the 2016 bond. The 2021 bond is moving forward and should have a bond resolution for consideration in February.

4. Rock Hill Update

Authority counsel reported that closing should occur by the end of the month.

NEW BUSINESS

1. Alliance Strategies Presentation

Chair Deloach introduced Dannelle Crowe with Alliance Strategies Consulting, LLC. Ms. Crowe presented a proposal to develop a comprehensive strategic communication plan for the Authority, aiming to enhance communications with stakeholders and the general community at large

2. Clayton Business Center Presentation

Chair Deloach introduced Dr. Aaronia Sims, Director of the Clayton Business Center. Dr. Sims described the Clayton Business Center and noted that they have decided to offer Business Management and Financial Management classes at no cost due to the impact of the pandemic on small businesses. The classes are offered virtually, over Skype and Zoom, or by teleconference. All of their instructors, coaches, and counselors are certified. They take college-level material and present it on a tenth-grade level. Classes begin January 19, 2021.

3. Opportunity Zones Update

Assistant Treasurer Sylvester Ford reported that there are three (3) opportunity zones in Clayton County. He explained the criteria to be designated as an opportunity zone, and what that means to businesses looking to locate in those areas.

4. 2020 Annual Report Presentation

Director Vincent presented the 2020 Annual Report and asked the Board members to pay particular attention to the action plan for 2021.

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5. 2021 Conflict of Interest Resolution

Authority counsel reported and presented the 2021 conflict of interest resolution. After a general discussion, and upon motion by Jean-Claude Bourget, seconded by Herman Andrews it was unanimously:

RESOLVED: That the 2021 conflict of interest resolution be approved as presented.

6. 2021 Indemnification Resolution

Authority counsel presented the 2021 indemnification resolution. After a general discussion, and upon motion by Herman Andrews, seconded by Jean-Claude Bourget it was unanimously:

RESOLVED: That the 2021 indemnification resolution be approved as presented.

7. Election of Officers

Authority counsel reminded the Board that the bylaws call for officer elections each January. Herman Andrews nominated Regina Deloach as Chair; there were no other nominations and upon motion by Sylvester Ford, seconded by Jean-Claude Bourget it was unanimously:

RESOLVED: That Regina Deloach was elected as Chair.

Regina Deloach nominated Herman Andrews as Vice-Chair; there were no other nominations and upon motion by Regina Deloach, seconded by Jean-Claude Bourget, it was unanimously:

RESOLVED: That Herman Andrews was elected as Vice-Chair.

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Regina Deloach nominated Jean-Claude Bourget as Secretary/Treasurer; there were no other nominations and upon motion by Herman Andrews, seconded by Sylvester Ford, it was unanimously:

RESOLVED: That Jean-Claude Bourget was elected as Secretary/Treasurer.

Regina Deloach nominated Sylvester Ford as Assistant Secretary/Treasurer; there were no other nominations and upon motion by Herman Andrews, seconded by Jean-Claude Bourget, it was unanimously:

RESOLVED: That Sylvester Ford was elected as Assistant Secretary/Treasurer.

OTHER BUSINESS

1. Executive Session

Chair Deloach noted the need to have an executive session for the purpose of discussing real estate matters, personnel, and potential litigation matters. Upon motion by Herman Andrews, seconded by Jean-Claude Bourget, it was unanimously:

RESOLVED: That the meeting be adjourned into executive session for purpose of discussing real estate matters, personnel, and potential litigation matters.

Whereupon, the meeting adjourned into executive session at 7:52 p.m.

The open meeting reconvened at 9:01 p.m.

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

There were no items to discuss.

Chair Deloach inquired as to whether there was any additional business to come before the Board. Director Vincent noted that no action had been taken on the proposal from Alliance

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Strategies. After a general discussion, it was the consensus of the Authority to hold a special called meeting to consider approving a contract once one was presented.

There being no further business to come before the Board, upon motion by Herman Andrews seconded by Jean-Claude Bourget, it was unanimously:

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 9:18 p.m.



Jean-Claude Bourget, Secretary/Treasurer

-or-

Sylvester Ford, Assistant Secretary/Treasurer