

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

**POST-MEETING SUMMARY  
TUESDAY, APRIL 12, 2022**

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, April 12, 2022, at 6:00 p.m., at Arts Clayton, 136 South Main Street, Jonesboro, Georgia.

Members present at the meeting were Regina Deloach, Chair (by telephone until 6:44 p.m., then in person); Herman Andrews, Vice-Chair (by telephone until 6:44 p.m., then in person); Randy Burton, Secretary/Treasurer; Mark Christmas, Assistant Secretary/Treasurer; Larry Vincent; Emma Godbee; and Phong Duong. Also present was Authority counsel, M. Michelle Youngblood, and Business Development Manager Sydney-Alyce Bourget. Also present was Tom Lauth, Kutak Rock, and members of the public.

**Call to Order and Welcome of Guests**

Chair Deloach called the meeting to order at 6:02 p.m. She called on Mark Christmas for the invocation.

**1. Approval of Agenda**

Chair Deloach presented the agenda and inquired as to whether there were any additions, changes, or deletions. Director Vincent asked to remove item 10 under New Business, as the final documents have not been received. After a general discussion, the agenda was approved as amended. Motion by Mark Christmas, seconded by Randy Burton, vote unanimous.

**2. Approval of Minutes**

The minutes of the March 8, 2022 regular session meeting were presented. The minutes were approved as presented. Motion by Mark Christmas, seconded by Larry Vincent; vote unanimous.

The minutes of the March 22, 2022 special called meeting were presented. The minutes were approved as presented. Motion by Randy Burton, seconded by Larry Vincent; vote 6-1-0 (Mark Christmas abstained, as he was not present at the special called meeting).

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

Randy Burton reviewed the financial statements. Upon motion by Mark Christmas, seconded by Larry Vincent, the Treasurer's report was approved. Vote unanimous.

**4. Invest Clayton Project Report**

Director Vincent reported that his office is working on 15 projects with a total of over \$1 billion in capital investment and over 10,000 new jobs. He reported that unemployment had increased from 3.6% to 5.1% last month. He contacted the Department of Labor to discuss the increase, which appears to be due to people moving into the County.

**5. Workforce Update**

Sydney-Alyce Bourget reported that she is working with several different organizations to hold job fairs. There will be a trades-oriented job fair next Friday in conjunction with the County Department of Buildings and Maintenance. There will be a job fair on April 30 in Jonesboro in connection with the Department of Corrections, to help previously incarcerated individuals rejoin the workforce. On May 13, there will be a career fair for graduating seniors in conjunction with Clayton County Public Schools.

**OLD BUSINESS**

**6. OA Development / Gilbert Road JV Discussion**

Director Vincent reported that Gilbert Road Joint Venture had paid the Authority's fees in connection with the bond issue that closed a couple of months ago. However, they are asking for a refund of the annual fee. He noted that they are not the first group to ask the Authority to waive or eliminate its fees in connection with bond issues. Randy Burton noted that the Authority's fee is very small (1/8%). It was the consensus of the Authority not to depart from its established policy of collecting issuance and annual fees on the bonds it issues.

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**7. 5711 Jonesboro Road Update**

Director Vincent reported that they are working with the County on the design of the business incubator facility. The design will be contemporary, with class and electronics; there have been site visits to several other facilities in metro Atlanta with a similar aesthetic. The next meeting is this Friday. He also noted that he had met with the individual members of the Morrow City Council, who had contacted him with questions about the development. He reported that both the Morrow City County and the City of Lake City are excited about the development.

**8. DACC Training**

Chair Deloach reminded the Board that Director had sent out several emails in March about various training opportunities that are coming up. There are 2-day training sessions on April 19-20, June 21-22, and August 23-24, and a REBA grant webinar on November 2, 2022. Chair Deloach reminded the Board that the budget includes an allocation for training, if anyone is interested in additional training beyond the free training discussed. She will recirculate the information about the training opportunities discussed.

(Chair Deloach and Vice-Chair Andrews arrived at 6:44 p.m. to attend the remainder of the meeting in person.)

**NEW BUSINESS**

**9. Application for Bond Financing: USG Real Estate Foundation XIII, LLC project**

Chair Deloach called on Authority counsel for a report. Counsel reported that the State Archives, located just down the street on Jonesboro Road originally had been operated by the Secretary of State's office, but several years ago, the Board of Regents took over its operation. There are outstanding bonds on the project; the proposed issuance would refinance the existing bond and bring the Board of Regents Foundation into the transaction. She noted that the structure is similar to the one used for projects by Clayton State University financed through Authority-issued bonds. She noted that the Authority was being asked to approve the application and adopt the bond resolution. After a general discussion, upon motion by Herman Andrews, seconded by Larry Vincent, it was unanimously resolved that the bond resolution be and hereby is approved, and the officers are hereby authorized to execute and deliver the same.

Authority counsel noted that the current financing schedule calls for validation of the bonds in mid-May, with pricing anticipated on May 18. Therefore, the Authority would be asked to hold a special called meeting on May 19, 2022, to approve a supplemental bond resolution containing the final pricing details.

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**10. 2022-23 Insurance Renewal**

Authority counsel reminded the Board that the Authority has two insurance policies, one for directors and officers / employment liability, and a general liability umbrella policy; both policies renew in the summer. After a general discussion, it was the consensus of the Authority to proceed with completing and submitting the applications to renew existing coverage.

**11. CCPS Foundation Golf Tournament**

Chair Deloach reported that the Clayton County Public School Foundation will host a golf tournament on April 29. She asked the Authority to consider sponsoring the event at the gold (\$5,000) or silver (\$2,500) level. Director Vincent noted that his initial recommendation had been a gold sponsorship, but there was an opportunity to be the beverage sponsor, so there was an option to be a silver sponsor and beverage sponsor. Randy Burton noted that two silver sponsorships were the same price as a gold sponsorship, but with the opportunity to have two foursomes play in the tournament. Chair Deloach noted that she would abstain from the vote, because she serves on the Foundation, and Mark Christmas will abstain, as he serves on the School board. After a general discussion, Vice-Chair Andrews called for a motion. Upon motion by Randy Burton, seconded by Larry Vincent, it was resolved to sponsor the event for \$5,000 (two silver sponsorships if possible, or a silver sponsorship and beverage sponsor, or gold sponsorship); vote 5-2-0 (Regina Deloach and Mark Christmas abstained). Director Vincent will work with the Foundation to determine the most effective way to allocate the funds.

**OTHER BUSINESS**

**1. Executive Session**

Chair Deloach noted that there was no need for an executive session.

**2. Consideration of Items from Executive Session**

There were no items to discuss.

Chair Deloach inquired as to whether there was any additional business to come before the Board. Emma Godbee asked the Board to consider purchasing a more robust system to use for remote access when one or more members are not able to attend in person and join the meeting by

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REDEVELOPMENT AUTHORITY OF CLAYTON COUNTY,  
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phone. There being no further business to come before the Authority, the meeting adjourned at 7:06 p.m. Motion by Mark Christmas, seconded by Larry Vincent, vote unanimous.

Randy Burton, Secretary/Treasurer

Mark Christmas, Assistant Secretary/Treasurer