

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

MINUTES OF SPECIAL CALLED MEETING

TUESDAY, SEPTEMBER 24, 2020

A 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, September 24, 2020, at 9:00 a.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 (by telephone); Sylvester Ford, Assistant Secretary/Treasurer (arrived 9:08 a.m.); Deborah Green; Larry Vincent; Michelle Fuqua (by telephone); and Randy Burton. Also present were Authority counsel, M. Michelle Youngblood; and Bruce McCall, Miller Martin.

Call to Order and Welcome of Guests

Chair Deloach called the meeting to order at 9:05 a.m. and welcomed the guests

Approval of Agenda

Chair Deloach presented the agenda and inquired as to whether there were any additions, changes, or deletions. After a general discussion, upon motion by Randy Burton, seconded by Jean-Claude Bourget, it was unanimously:

RESOLVED: The agenda was approved as presented.

OLD BUSINESS

1. DSP Rock Hill DC Project

Director Vincent reported that additional information was received yesterday. Authority counsel noted that the initial application did not include the listing of projected jobs and wages as required in the application. That information was supplied yesterday. According to the additional information provided, the project expects to provide 67 new full-time jobs, as follows:

2 managers (\$75-80,000); 5 shipping and receiving supervisors (\$44-52,000);
10 equipment/forklift operators (\$40-45,00); and 50 material handlers (\$35-40,000);

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bringing the total annual payroll to \$2,520,000-2,870,000. Authority counsel noted that she also had made revisions to the proposed inducement letter, most notably to include reference to the Authority's annual fees, as well as to the total number of jobs projected. After a general discussion, upon motion by Sylvester Ford, seconded by Larry Vincent, it was unanimously:

RESOLVED: To approve the inducement of the requested bonds in the form as revised and approved by Authority counsel, to include specifically the references to the Authority's annual fee and to the updated projected number of full-time jobs as 67. The officers are authorized to execute the inducement letter in the form approved by Authority counsel containing said revisions.

2. Joint Meeting with BOC

Director Vincent reported that Simone Strickland, Clayton State University, will facilitate the joint meeting. Chair Deloach asked everyone to make a special effort to be available to Ms. Strickland for pre-meeting discussions.

3. FMG Billing

Chair Deloach reported that the Authority has outstanding legal bills going back to 2018. Authority counsel is willing to accept payments over the next 4 months to bring matters current. It was the consensus of the Authority to pay all outstanding invoices immediately.

NEW BUSINESS

1. Erica Rocker-Wills Acknowledgment

Director Vincent noted that Erica Rocker-Wills has accepted a position as Economic Development Officer for Clayton County. It was the consensus of the Authority to recognize Ms. Rocker-Wills for her service to the Authority at an upcoming meeting.

OTHER BUSINESS

1. Executive Session

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Chair Deloach noted the need to have an executive session for the purpose of discussing real estate and personal matters. Upon motion by Herman Andrews, seconded by Deborah Green, it was unanimously:

RESOLVED: That the meeting be adjourned into executive session for purposes of discussing personnel and real estate matters.

Whereupon, the meeting adjourned into executive session at 9:31 a.m.

The open meeting reconvened at 10:21 a.m.

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

After a general discussion upon motion by Herman Andrews seconded by Sylvester Ford, it was:

RESOLVED: That the Authority approved a 5-year agreement with Larry W. Vincent as executive director. The officers are authorized to execute the agreement upon final revision by Authority counsel to conform to the term approved. Vote 7-1-0 (Larry Vincent abstained).

Chair Deloach inquired as to whether there was any additional business to come before the Board. There being no further business to come before the Board, upon motion by Herman Andrews, seconded by Sylvester Ford, it was unanimously:

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 10:32 a.m.

Jean-Claude Bourget, Secretary/Treasurer

-or-



Sylvester Ford, Assistant Secretary/Treasurer

10/13/2020

PRIVILEGED AND CONFIDENTIAL

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MINUTES OF THE EXECUTIVE SESSION

TUESDAY, SEPTEMBER 24, 2020

An Executive Session of the Development Authority of Clayton County, Redevelopment Authority of Clayton County, and Urban Redevelopment Agency of Clayton County was held on Thursday, September 24, 2020, at 9:32 a.m., in the Lake City Community Center, 5471 Jonesboro Road, Lake City, Georgia, for the purpose of discussing personnel and real estate matters.

**These minutes are being kept pursuant to O.C.G.A. § 50-14-1(e)(2)(C)
and are NOT OPEN TO THE PUBLIC.**

Members present at the meeting were Regina Deloach, Chair; Herman Andrews, Vice-Chair; Jean-Claude Bourget, Secretary/Treasurer (by telephone); Sylvester Ford, Assistant Secretary/Treasurer; Larry Vincent; Dr. Deborah Green; Randy Burton; and Michelle Fuqua (by telephone). Also present was Authority counsel, M. Michelle Youngblood.

Real Estate

Authority counsel reminded the Board that the highest offer to purchase the property at 727 Airline Museum Way was from The Chavez Group at \$2.2 million. In accordance with the Board's direction, Director Vincent has negotiated with them to reduce their requested 180 day due diligence period to 120 days. He noted that the Chavez Group ultimately wants to put a mixed use development, including a hotel, on the property, but the other group has not disclosed its intended use. It was the consensus of the Authority to move forward on the offer from the Chavez Group.

Personnel

Director Vincent exited the meeting at 9:38 a.m. Chair Deloach reviewed the proposed employment agreement with Larry W. Vincent as executive director. There ensued a general discussion about compensation and benefits, as well as termination provisions.

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There being no further business to come before the Board in executive session, upon motion by Herman Andrews, seconded by Randy Burton, it was unanimously resolved that the executive session adjourn.

Whereupon, the Executive Session adjourned at 10:20 p.m.

Jean-Claude Bourget, Secretary/Treasurer

-or-



Sylvester Ford, Assistant Secretary/Treasurer