

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

MINUTES OF SPECIAL CALLED MEETING

THURSDAY, JUNE 28, 2021

The 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 Thursday, June 28, 2021, at 9:00 a.m., at 1588 Westwood Way, Morrow, Georgia.

Members present at the meeting were Regina Deloach, Chair; Herman Andrews, Vice-Chair; Randy Burton, Secretary/Treasurer; Mark Christmas; Larry Vincent; and John Lampl (by telephone). Also present was Authority counsel, M. Michelle Youngblood.

Call to Order and Welcome of Guests

Chair Deloach called the meeting to order at 9:00 a.m.

Approval of Agenda

Chair Deloach presented the agenda and inquired as to whether there were any additions, changes, or deletions. After a general discussion and, upon motion by John Lampl, seconded by Mark Christmas, it was unanimously:

RESOLVED: That the agenda be approved as presented.

NEW BUSINESS

1. Consider Approval of Amendment #2 to Rental Agreement with Board of Regents (State Archives Facility)

Chair Deloach called on Authority counsel for a report. Ms. Youngblood reported that the Board of Regents desired to deposit funds into the capital reserve fund for the State Archives building. However, to do so, there must be an agreement requiring the payment. The second amendment to the rental agreement would modify Exhibit A, the rent schedule, to require the additional payment in FY2021 (before June 30, 2021). It would replace the current Exhibit A with a new Exhibit A; all other terms of the rental agreement would remain unchanged. After a general discussion, upon motion by Herman Andrews, seconded by John Lampl, it was unanimously:

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RESOLVED: That amendment #2 to the rental agreement with the Board of Regents for the State Archives building be approved in the form presented, and the officers be and hereby are authorized to execute and deliver the same.

2. Consider Approval of Amendment #2 to Rental Agreement with TUFF Archives, LLC (State Archives Facility)

Chair Deloach called on Authority counsel for a report. Ms. Youngblood reported that the transaction regarding the State Archives building was a bond transaction with TUFF Archives, which also has a rental agreement with the Authority as part of the bond transaction. The second amendment to the rental agreement would modify Exhibit A, the rent schedule, to require the additional payment in FY2021 (before June 30, 2021); it is identical to the new Exhibit A to the rental agreement with the Board of Regents. It would replace the current Exhibit A with a new Exhibit A; all other terms of the rental agreement would remain unchanged. After a general discussion, upon motion by Herman Andrews, seconded by John Lampl, it was unanimously:

RESOLVED: That amendment #2 to the rental agreement with the Board of Regents for the State Archives building be approved in the form presented, and the officers be and hereby are authorized to execute and deliver the same.

3. Consider Approval of Master Lease Agreement (Multi-Year Lease #9218) with State Properties Commission for first floor of 1630 Phoenix Blvd., for use by Georgia Vocational Rehabilitation Agency

Chair Deloach called on Authority counsel for a report. Ms. Youngblood reported that this is the new lease agreement with the State for the building on Phoenix Blvd. It has been occupied by Department of Labor and Georgia Vocational Rehabilitation Agency since the bonds were issued. The bonds have now been paid off, and the rental agreement that was part of the bond transaction has expired. GVRA was, at one point, under the umbrella of DOL, but eventually was made into a separate state agency. For that reason, the State Properties Commission is asking for a separate lease for each agency. GVRA occupies the first floor of the building, and DOL occupies the second floor. The leases specify the area occupied by each agency, but otherwise are substantially the same. The agreement is for an initial term of three (3) years, with five (5) one-year renewal options. The initial rental rate is \$9.00.sf, increasing by \$0.25 per year. After a general discussion, upon motion by Herman Andrews, seconded by John Lampl, it was unanimously:

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RESOLVED: That the Master Lease Agreement (Multi-Year Lease #9218) with State Properties Commission for the first floor of 1630 Phoenix Blvd. for use by Georgia Vocational Rehabilitation Agency be approved in the form presented, and the officers be and hereby are authorized to execute and deliver the same.

4. Consider Approval of Master Lease Agreement (Multi-Year Lease #6553) with State Properties Commission for second floor of 1630 Phoenix Blvd., for use by Georgia Department of Labor

Chair Deloach called on Authority counsel for a report. Ms. Youngblood reported that this is the new lease agreement with the State for the building on Phoenix Blvd. It has been occupied by Department of Labor and Georgia Vocational Rehabilitation Agency since the bonds were issued. The bonds have now been paid off, and the rental agreement that was part of the bond transaction has expired. GVRA was, at one point, under the umbrella of DOL, but eventually was made into a separate state agency. For that reason, the State Properties Commission is asking for a separate lease for each agency. GVRA occupies the first floor of the building, and DOL occupies the second floor. The leases specify the area occupied by each agency, but otherwise are substantially the same. The agreement is for an initial term of three (3) years, with five (5) one-year renewal options. The initial rental rate is \$9.00/sf, increasing by \$0.25 per year. After a general discussion, upon motion by Herman Andrews, seconded by Mark Christmas, it was unanimously:

RESOLVED: That the Master Lease Agreement (Multi-Year Lease #6553) with State Properties Commission for the second floor of 1630 Phoenix Blvd. for use by Georgia Department of Labor be approved in the form presented, and the officers be and hereby are authorized to execute and deliver the same.

There being no further business to come before the Board, upon motion by Mark Christmas, seconded by John Lampl, it was unanimously:

RESOLVED: That the meeting be adjourned.

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



Randy Burton, Secretary/Treasurer