

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

MINUTES OF REGULAR SESSION MEETING

TUESDAY, JULY 13, 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, July 13, 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; Randy Burton, Secretary/Treasurer; Mark Christmas; Emma Godbee (by telephone); and Michelle Fuqua. Also present were Authority counsel, M. Michelle Youngblood; Sydney-Alyce Bourget, Business Development Manager; Steve Berman and Josh Videlefsky, OA Development; and Dan McRae, Seyfarth.

Call to Order and Welcome of Guests

Chair Deloach called the meeting to order at 6:18 p.m. and welcomed the guests.

1. 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 before Old Business, and to move consideration of the application for bond financing to #1 under New Business, to allow the guests to depart after their matter was heard. After a general discussion, upon motion by Randy Burton, seconded by Mark Christmas, it was unanimously:

RESOLVED: That the agenda be approved as amended.

2. Approval of Minutes

The minutes of the June 8, 2021 regular session meeting were presented. After a general discussion, upon motion by Mark Christmas, seconded by Herman Andrews, it was unanimously:

RESOLVED: That the minutes be approved as presented.

The minutes of the June 8, 2021 executive session meeting were presented. After a general discussion, upon motion by Mark Christmas, seconded by Herman Andrews, it was unanimously:

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

RESOLVED: That the minutes be approved as presented.

The minutes of the June 28, 2021 special called meeting were presented. After a general discussion, upon motion by Mark Christmas, seconded by Herman Andrews, it was unanimously:

RESOLVED: That the minutes be approved as presented.

3. Approval of Treasurer's Report

Secretary/Treasurer Randy Burton reviewed the financial statements. After a general discussion, upon motion by Mark Christmas, seconded by Herman Andrews, it was unanimously:

RESOLVED: That the Treasurer's report be approved.

4. Invest Clayton Project Report

Chair Deloach reported that Director Vincent is attending the Board of Commissioners work session meeting, so the project report will be presented by Business Development Manager Sydney-Alyce Bourget. Ms. Bourget reported that their office is working on 26 current projects totaling approximately \$1.4 billion in capital expenditures and over 15,000 new jobs. She reported that unemployment in Clayton County is down to 6.46%, down from over 13% in May 2020. Ms. Bourget reported that the Job Fair in June had 34 employers and over 120 jobseekers. Chair Deloach noted that some individuals were hired on the spot. Ms. Bourget also reported that they continue to work on business recruitment and retention, identifying the top 20 companies in Clayton County and reaching out to them to discuss financing and workforce needs.

NEW BUSINESS

1. Application for Bond Financing: Gilbert Road JV Project

Chair Deloach called on Authority counsel for a report. Authority counsel introduced Steve Berman and Josh Videlefsky with OA Development and Dan McRae with Seyfarth. The application for bond financing is for the development of an industrial project in the Mountain View area. The project includes of construction five (5) industrial buildings on approximately 88 acres of land. The first occupant is expected to be a logistics company that will provide 100 new jobs in the first year, and an additional 20 jobs the next year. The entire development is projected to create approximately 1,500 new jobs. The applicant, Gilbert Road Joint Venture, is asking the Authority to approve its application and adopt the inducement resolution. After a general discussion, upon motion by Herman Andrews, seconded by Mark Christmas, it was unanimously:

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

RESOLVED: That inducement resolution was approved.

2. 2021-2022 Insurance Renewals

Chair Deloach called on Authority counsel for a report. Authority counsel reported that the Authority's general commercial liability and public officials / employment practices liability policies both are up for renewal in the next month. The Authority's broker has prepared a proposal for the renewal of both policies at a total premium of \$22,488.32; there is an optional terrorism coverage rider for an additional premium of \$293.00. After a general discussion, upon motion by Herman Andrews, seconded by Mark Christmas, it was unanimously:

RESOLVED: To approve the renewal of the Authority's general commercial liability and public officials / employment practices liability policies, including the terrorism rider.

3. Sponsorship Requests

Chair Deloach reported that the Authority has received two (2) sponsorship requests for back to school events. The first is the Back to School Block Party in Forest Park, by Hon. Valencia Stovall. After a general discussion, and upon motion by Randy Burton, seconded by Herman Andrews, it was unanimously:

RESOLVED: That the Authority approved a \$500 sponsorship for Valencia Stovall's Back to School Block Party

The second is the Back to School Bash at Southlake Mall, by Clayton State University. After a general discussion, and upon motion by Mark Christmas, seconded by Herman Andrews, it was unanimously:

RESOLVED: That the Authority approved a \$500 sponsorship approved a \$500 sponsorship for CSU's Back to School Bash.

4. Employee Handbook Update

Chair Deloach reported that she had worked with a Human Resources expert to revamp the Authority's employee handbook. Authority counsel reported that it is well done, although there are a few items that need to be tweaked. It was the consensus of the Authority to review the handbook and consider it for approval at the August meeting.

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

OLD BUSINESS

1. Economic Development Strategic Plan

Chair Deloach reported that the team at Clayton State University is presenting the data to the Board of Commissioners at their work session meeting tonight; Director Vincent is attending that meeting.

2. Workforce Clayton Update

Ms. Bourget reported that the Authority is now advertising on the billboard at I-75 and Hwy. 54; total weekly impressions are over 1.8 million. She also has conducted an employer survey regarding their workforce needs. The results revealed that 83% of responding employers had difficulty finding qualified candidates for open positions. They identified the primary reasons as low interest, lack of necessary skills, and not meeting drug or legal requirements. A majority of respondents would be interested in career and placement programs. Ms. Bourget also reported that the Clayton Works website is under development and expected to launch in August.

3. FY2020

Chair Deloach reported that the auditors have completed the FY2020 audit on time. She and Director Vincent are reviewing the report in detail.

OTHER BUSINESS

1. Executive Session

Chair Deloach asked to hold an executive session for the purpose of discussing potential litigation. Upon motion by Mark Christmas, seconded by Regina Deloach, it was unanimously resolved to enter into executive session for purpose of discussing potential litigation matters. (Ms. Godbee exited the meeting.)

Whereupon, the meeting adjourned into executive session at 7:25 p.m.

The open meeting reconvened at 7:34 p.m.

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

2. Consideration of Items Following Executive Session

There were no matters to consider.

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 Authority, and upon motion by Herman Andrews, seconded by Regina Deloach, it was unanimously:

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 7:36 p.m.



Randy Burton, Secretary/Treasurer