

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

MINUTES OF REGULAR SESSION MEETING

TUESDAY, JUNE 13, 2023

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, June 13, 2023, at 6:00 p.m., at the Lake City Community Center, 5471 Jonesboro Road, Lake City, Georgia.

Members present at the meeting were Randy Burton, Vice-Chair; Mark Christmas, Assistant Secretary/Treasurer; Michelle Fuqua; Dr. Tim Hynes; Don Craddock (arrived 6:05 p.m.); and Dr. Harrison Braddy. Also present was Larry Vincent, Executive Director; Authority counsel, M. Michelle Youngblood; Business Development Manager Sydney-Alyce Bourget; Tiffany Duckworth, Office Manager; Molly Giddens, Deloitte; Tim Strang, Toto; and members of the public.

Call to Order and Welcome of Guests

Director Vincent called the meeting to order on behalf of Vice-Chair Burton at 6:00 p.m. and called on Mark Christmas for the invocation.

Approval of Agenda

Director Vincent presented the agenda and inquired as to whether there were any additions, changes, or deletions. He asked to add an item under New Business for Bus Tour Itinerary. After a general discussion, upon motion by Mark Christmas, seconded by Michelle Fuqua, it was unanimously:

RESOLVED: That the agenda be approved as amended.

1. Approval of Minutes of May 9, 2023 Rescheduled Regular Session Meeting

The minutes of the May 9, 2023 special called meeting were presented. After a general discussion, upon motion by Randy Burton, seconded by Mark Christmas, it was unanimously:

RESOLVED: That the minutes be approved as presented.

****Board member Craddock arrived at 6:05 p.m.****

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2. Approval of Treasurer's Report

Vice-Chair Randy Burton reviewed the financial statements. He reported that there was nothing out of the ordinary to report this month. After a general discussion, upon motion by Mark Christmas, seconded by Dr. Tim Hynes, it was unanimously:

RESOLVED: That the minutes be approved as presented.

3. Update from Executive Director

Director Vincent reported on several projects his office is working on. He reported that Victory Station is pouring foundations. Unemployment dropped from 4.2% in April to 3.7% in May. Twenty-four (24) students began the summer cohort with Construction Ready. The job fair on May 19, 2023, was held at the Riverdale Town Center, with 36 employers and almost 200 jobseekers. Director Vincent reported that he has been appointed to serve on the Executive Board of ARC Work Force and will chair the Next Gen committee, focusing on high school students.

OLD BUSINESS

4. Toto Expansion Bond Application & Inducement Resolution

Authority counsel presented the application for bond financing filed by Toto, Inc. Toto is a longstanding Clayton County company looking to expand its operations by demolishing one of its three (3) existing buildings and constructing a new building, which will be equipped with state of the art equipment. The project will retain 300 full-time positions. The maximum principal amount of the bond is \$238 million. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Randy Burton, it was unanimously:

RESOLVED: That the application for bond financing be approved and the inducement resolution be adopted.

5. BOC-DACC Social Event

Dr. Braddy reported that he is still working to secure the attendance of all members of the Board of Commissioners. Currently, two members have committed to attend.

NEW BUSINESS

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6. Election of Chair

The office of Chair is vacant due to the expiration of the term of Regina Deloach, who was serving as Chair. Board member Craddock nominated Dr. Braddy as the new Chair. Randy Burton also was nominated. After a general discussion, there were 4 votes in favor of Dr. Braddy as Chair (Board members Craddock, Braddy, Christmas, and Fuqua) and 1 in favor of Vice-Chair Burton. No Chair was elected due to lack of the necessary votes. (Dr. Tim Hynes abstained, as he was just appointed to the Board, and this is his first meeting).

7. Hallmark AM Best Letter

Authority counsel reported that the carrier of the Authority's general liability policy recently had its financial rating downgraded. As a result, the Authority's insurance broker recommended seeking a new carrier for general liability coverage going forward. Ms. Youngblood reported that the existing general liability policy expires in August 2023, so the broker may not be able to find a new carrier to provide coverage for the remainder of the current term. However, the Authority has no pending claims and no as-yet-unmade claims of which counsel or Director Vincent are aware. The broker is actively exploring options for a new general liability coverage carrier.

8. Low Temp Industries (LTI) Restructuring

Authority counsel reported that one of the family member owners is selling his share to his siblings, which may require modification of certain documents, since there is an outstanding bond issue. She reported that Bruce McCall, who served as bond counsel on the original bond transaction, has been retained to assist with the restructuring.

9. Small Business Program Update

Director Vincent called on Sydney-Alyce Bourget for a report. Ms. Bourget reported that she is working on two initiatives, one for outreach and one for a small business conference to be held in the fall. The outreach initiative will include listening sessions to be held in each of the four (4) districts of the County in June and July. The first session is June 17, 2023, in the Community Room at Clayton County Police Department Headquarters; currently, 27 attendees have signed up.

Ms. Bourget then made a second presentation she referred to as "Invest IN Clayton," where she discussed potential infill development, such as food halls, among other items.

10. ARC Annual Program

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Director Vincent reported that the annual State of the Region meeting will be held on October 27, 2023, beginning at 7:00 a.m. After a general discussion, motion by Mark Christmas, seconded by Dr. Braddy, it was unanimously:

RESOLVED: To sponsor the event at the Connecting level for \$5,000.00.

11. Juneteenth Celebration at Lee Park

Director Vincent reported that the City of Jonesboro will hold its 5th Annual Juneteenth celebration this year and has requested sponsorship. After a general discussion, upon motion by Mark Christmas, seconded by Michelle Fuqua, it was unanimously:

RESOLVED: To sponsor the event at the gold level for \$1,000.00.

12. 5711 Jonesboro Road Erosion Control Project

Director Vincent reported that there are pipes in an easement across the parking lot that have collapsed. The Authority does not own the pipes, so a title search will be conducted to confirm ownership of the easement to pursue the cost of repair by the owner of the easement.

13. Bus Tour Itinerary

Director Vincent reported that there was a request from the Association of Christian Ministers of Clayton County for a tour of Authority projects. He reported that the cost to rent a van that would accommodate 14 attendees is approximately \$1,400.00, plus the cost of lunch, for a total of not more than \$2,000.00. After a general discussion, Vice-Chair Burton made a motion to approve the request, seconded by Mark Christmas. The motion failed for lack of sufficient votes; vote 4-2-0. (Board members Burton, Christmas, Fuqua, and Hynes in favor; board members Craddock and Braddy abstained.)

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OTHER BUSINESS

14. Executive Session

Director Vincent asked for an executive session to discuss personnel matters.

Upon motion by Dr. Hynes, seconded by Randy Burton, it was unanimously:

RESOLVED: To adjourn into executive session for the purpose of discussing personnel matters.

Whereupon, the Authority adjourned into executive session at 7:46 p.m.

The open meeting reconvened at 8:09 p.m.

15. Consideration of Items from Executive Session

There were no items to consider.

There being no further business to come before the Authority, upon motion by Randy Burton, seconded by Michelle Fuqua, it was unanimously:

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 8:09 p.m.

Terry Baskin, Secretary/Treasurer

OR



Mark Christmas, Assistant Secretary/Treasurer