

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

**MINUTES OF REGULAR SESSION MEETING**

**TUESDAY, OCTOBER 11, 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, October 11, 2022, at 6:00 p.m., at 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, Assistant Secretary/Treasurer; and Larry Vincent. Also present was Authority counsel, M. Michelle Youngblood; Business Development Manager Sydney-Alyce Bourget; and Tiffany Lamkin, Associate Business Analyst. Also present was Josh Videlefsky, OA Development.

**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.

**Approval of Agenda**

Chair Deloach presented the agenda and inquired as to whether there were any additions, changes, or deletions. There being none, after a general discussion, upon motion by Larry Vincent, seconded by Mark Christmas, it was unanimously:

**RESOLVED:** That the agenda be approved as presented.

**1. New Team Member**

Director Vincent introduced Tiffany Lamkin. She interned with the Authority over the summer and has been hired as a full-time Associate Business Analyst.

**2. Approval of Minutes**

The minutes of the August 9, 2022 executive session meeting were presented. After a general discussion, upon motion by Mark Christmas, seconded by Larry Vincent; it was unanimously:

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**RESOLVED:** The minutes be approved as presented.

The minutes of the September 13, 2022 regular session meeting were presented. After a general discussion, upon motion by Mark Christmas, seconded by Larry Vincent; it was unanimously:

**RESOLVED:** The minutes be approved as presented.

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

Secretary/Treasurer Randy Burton reviewed the financial statements. Authority counsel noted that the income for September was reported as a bond application fee, instead of annual fee and issuance fee. It is properly categorized as bond fees generally, but not the correct subcategory. Chair Deloach will discuss with the Authority CPA to have it corrected. 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**

Director Vincent reported that the groundbreaking for the Gilbert Road project had been held on September 15, 2022. He also reported that unemployment in the County is 4.1%. He noted that a large portion of the volatility in the County's unemployment rate is attributable to the airport. When employees finish work under one contract, if they do not have another contract lined up, they file unemployment until they get a new contract. Therefore, the unemployment figures may fluctuate more.

**5. Workforce Update**

Sydney-Alyce Bourget reported that the next job fair is October 12, 2022, with Clayton County's Human Resources department. There will be a Human Resources Round Table in November 2022, and she is working on a Workforce Round Table for January 2023.

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**OLD BUSINESS**

**6. Gilbert Road JV Project Update**

Director Vincent reported that the groundbreaking was held in September. Josh Videlefsky, OA Development, reported that they already have one prospect interested in both of the buildings currently under construction, and several other prospects have expressed interest since the groundbreaking. Authority counsel reported that Gilbert Road JV is working with Pinnacle Bank on a construction loan. In connection with that loan, Gilbert Road JV would assign the purchase and sale agreement with the Development Authority to Pinnacle Bank as part of the collateral for the loan. Under the terms of the assignment, if Gilbert Road JV did not complete the road improvements, the lender would have the ability to step into the shoes of the developer and complete the road, and then consummate the purchase and sale agreement with the Authority in the place of the developer. However, such assignment by its terms requires the written consent of the Authority. After a general discussion, upon motion by Randy Burton, seconded by Mark Christmas, it was unanimously:

**RESOLVED:** That the consent to the assignment of the purchase and sale agreement be approved.

**7. DNR Project Update**

Director Vincent reviewed the monthly report from the property manager; there were no significant issues to report.

**NEW BUSINESS**

There was no new business to consider.

**OTHER BUSINESS**

**1. Executive Session**

Chair Deloach noted that there was a need for an executive session to discuss personnel and real estate matters. Upon motion by Mark Christmas, seconded by Herman Andrews, it was unanimously:

**RESOLVED:** To adjourn into executive to discuss personnel and real estate matters.

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Whereupon, the Authority adjourned into executive session at 6:35 p.m.

The open meeting reconvened at 6:54 p.m.

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

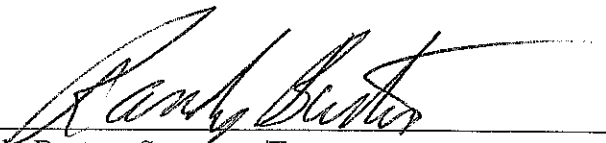
After a general discussion, upon motion by Mark Christmas, seconded by Larry Vincent, it was unanimously:

**RESOLVED:** To amend the 2022 budget to add \$14,000 for salary and staff training.

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, upon motion by Mark Christmas, seconded by Regina Deloach, it was unanimously:

**RESOLVED:** That the meeting be adjourned.

Whereupon, the meeting adjourned at 6:57 p.m.

  
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Randy Burton, Secretary/Treasurer

OR

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Mark Christmas, Assistant Secretary/Treasurer