

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

MINUTES OF REGULAR SESSION MEETING

TUESDAY, SEPTEMBER 12, 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, September 12, 2023, at 6:00 p.m., at the Lake City Community Center, 5471 Jonesboro Road, Lake City, Georgia.

Members present at the meeting were Dr. Harrison Braddy, Chair; Randy Burton, Vice-Chair; Terry Baskin, Secretary/Treasurer; Mark Christmas, Assistant Secretary/Treasurer ; Emma Godbee; Dr. Tim Hynes; Don Craddock (arrived 6:05 p.m.); and Michelle Fuqua (arrived 6:43 p.m.). Also present was Larry Vincent, Executive Director; Authority counsel, M. Michelle Youngblood; Tiffany Duckworth, Office Manager; former Chair Regina Deloach; and Dr. Jacob Chacko.

Call to Order and Invocation

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

Approval of Agenda

Vice-Chair Burton presented the agenda and inquired as to whether there were any additions, changes, or deletions. There being none, upon motion by Mark Christmas, seconded by Emma Godbee, it was unanimously:

RESOLVED: That the agenda be approved as presented.

**** (6-0-0) ****

1. Approval of Minutes of August 8, 2023 Regular Session Meeting

The minutes of the August 8, 2023 regular session meeting were presented. After a general discussion, upon motion by Tim Hynes, seconded by Terry Baskin, it was unanimously:

RESOLVED: That the minutes be approved as presented.

**** (6-0-0) ****

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2. Approval of Treasurer's Report

Treasurer Terry Baskin reviewed the financial statements. After a general discussion, upon motion by Tim Hynes, seconded by Emma Godbee, it was unanimously:

RESOLVED: That the approval of the treasurer's report would be postponed until the next meeting.

**** (7-0-0) ****

3. Update from Executive Director

Director Vincent reported that his office is working on three (3) new projects. Project Alpha is a State project involving approximately 800,000 sf of space; it likely will involve bond financing for land, building, and equipment. Project Steel involves approximately 158,000 sf and likely will include bond financing for land, building, and equipment, as well. Project Tabernacle is 28-acre mixed use development. He reported that Victory Station is still under construction. Negotiations are ongoing with Project Woodpecker, which should include approximately \$14 million in bond financing. He also reported that the RFI for 5711 Jonesboro Road closed last Friday; there was a lot of interest. The Toto expansion project is moving forward; the bond resolution should be presented at the October meeting. He also noted that unemployment rose across the state (statewide, metro Atlanta, and locally); Clayton County's unemployment rate increased from 4.3% to 4.4%.

OLD BUSINESS

4. 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. Board member Tim Hynes nominated Randy Burton. After a general discussion, it was:

RESOLVED: That Dr. Braddy Harrison be elected as Chair.

****There were 5 votes in favor of Dr. Braddy as Chair (Board members Craddock, Braddy, Christmas, Godbee, and Baskin) and 2 in favor of Vice-Chair Burton (Board members Hynes and Burton). ****

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5. Small Business Program Update

Director Vincent noted all four (4) listening sessions have been completed. He met with the Chamber of Commerce and Office of Economic Development to discuss small business initiatives. The Chamber is concluding its current small business training in November. Once completed, all small business resources will be centralized at the Small Business Incubator, located near Southlake Mall in the old Social Security building.

6. Annual Bond Fees Research

Director Vincent reported on the bond fees charged by other development authorities in metro Atlanta. Generally, the issuance fees charged by DACC are in line with the fees charged by other authorities in the area; the application fee is lower than most.

****Board member Michelle Fuqua arrived at 6:43 p.m.****

NEW BUSINESS

7. CSU College of Business Advisory Board

Director Vincent introduced Dr. Jacob Chacko, Dean of the CSU College of Business. Dr. Chacko reviewed the Charter of the College of Business Advisory Board. It is comprised of a minimum of ten (10) members, who are active in the community, supportive of higher education in general and Clayton State University in particular, and willing to work with the College of Business and its students. Dr. Chacko has invited Director Vincent to join the Advisory Board. After a general discussion, upon motion by Terry Baskin, seconded by Emma Godbee, it was unanimously:

RESOLVED: To approve Director Vincent's membership on the Advisory Committee, including a financial commitment of \$5,000.00 to the College of Business.

8. CSU Workforce Collaborative Project

Director Vincent called on Dr. Chacko to present the proposal to develop Clayton County's Workforce Collaborative Strategic Plan. The proposal is based on the Economic Development Strategic Plan approved two years ago, but also takes into account the impact the COVID-19 pandemic has had. He addressed the rationale for having a Workforce Collaborative, key

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stakeholders to be involved, as well as a timeline and proposed budget. He noted that Clayton County has a lot of good-paying jobs. The issue is that many of those positions are filled by workers who do not reside in Clayton County.

9. Employment Contract for Office Staff

Director Vincent reviewed a sample agreement that could serve as the basis for contract workers to help staff the office. Currently, the office is staffed by the Executive Director and Office Manager. There was a general discussion about other staffing needs, but the immediate need is at least part-time assistance.

10. Goodwill of North Georgia Grant Agreement

Director Vincent reviewed the Grant Agreement with Goodwill of North Georgia, Inc. to provide training services to residents of Clayton County for a period of one year, at a maximum cost of \$500,000.00. Authority counsel noted that the funds were ARPA funds provided through an intergovernmental agreement with Clayton County. After a general discussion, upon motion by Tim Hynes, seconded by Mark Christmas, it was unanimously:

RESOLVED: To approve the Grant Agreement with Goodwill of North Georgia, Inc.

11. Graduate School Internship Affiliation Agreement

Director Vincent noted that Office Manager Tiffany Duckworth is currently enrolled in a master's program with the University of Denver. Director Vincent is willing to serve as her field placement supervisor. There is no cost to the Authority. After a general discussion, upon motion by Mark Christmas, seconded by Michelle Fuqua, it was unanimously:

RESOLVED: To approve the Agency Agreement with the University of Denver.

OTHER BUSINESS

12. Executive Session

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

Upon motion by Terry Baskin, seconded by Tim Hynes, it was unanimously:

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

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Whereupon, the Authority adjourned into executive session at 7:31 p.m.

The open meeting reconvened at 7:35 p.m.

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

RESOLVED: That the meeting be adjourned.

The meeting adjourned at 7:41 p.m.



Terry Baskin, Secretary/Treasurer

OR



Mark Christmas, Assistant Secretary/Treasurer