

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

**MINUTES OF REGULAR SESSION MEETING**

**THURSDAY, JANUARY 11, 2024**

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 Thursday, January 11, 2024, at 6:00 p.m., at the CCPS Cafe, 1098 Fifth Avenue, Jonesboro, 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; and Don Craddock. Also present was Larry Vincent, Executive Director; Authority counsel, M. Michelle Youngblood; and Tiffany Duckworth, Office Manager. Also present were guests Dr. Anthony Smith, Superintendent of Clayton County Public Schools; Mandala Jones, Executive Director of Clayton County Housing Authority; Geoff Fulton, Fulton & Kozak; Shannon James, President and CEO of Aerotropolis Atlanta; and members of the public.

**Call to Order and Invocation**

Chair Braddy called the meeting to order at 6:06 p.m. and called on Mark Christmas for the invocation.

**Approval of Agenda**

Chair Braddy presented the agenda and inquired as to whether there were any additions, changes, or deletions. Director Vincent asked to move the presentations by guests to the top of the agenda, immediately following approval of the agenda. He also asked to table item 6 under Old Business, Mountain View Update, as the developer has a conflict and is unable to attend the January meeting. Chair Braddy noted that there were several requests for additions to the agenda which previously had been circulated to Board members: consider approval of the minutes of the December 11, 2023 special called meeting, adding 2024 conflict of interest and indemnification resolutions to New Business, and adding bond application fees, meeting location, contract with Crabapple under Old Business. After a general discussion, upon motion by Dr. Hynes, seconded by Terry Baskin, it was unanimously:

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

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**1. Approval of December 11, 2023 Minutes of Special Called Session Meeting**

The minutes of the December 11, 2023 special called meeting were presented. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Randy Burton, it was unanimously:

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

**2. Approval of December 12, 2023 Minutes of Regular Session Meeting**

The minutes of the December 12, 2023 regular session meeting were presented. After a general discussion, upon motion by Terry Baskin, seconded by Tim Hynes, it was unanimously:

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

**3. Approval of December 20, 2023 Minutes of Special Called Session Meeting**

The minutes of the December 20, 2023, executive session meeting were presented. After a general discussion, upon motion by Randy Burton, seconded by Don Craddock, it was unanimously:

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

**4. Approval of December 20, 2023 Minutes of Executive Session Meeting**

The minutes of the December 20, 2023, executive session meeting were presented. After a general discussion, Dr. Tim Hynes, seconded by Terry Baskin, it was unanimously:

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

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

Treasurer Terry Baskin reviewed the financial statements. After a general discussion, upon motion by Randy Burton, seconded by Don Craddock, it was unanimously:

**RESOLVED:** That the Treasurer's Report be approved as presented.

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**6. Development Authority Administrative Report**

Director Vincent reviewed ongoing projects, including Project Tabernacle, Project Azalea Phases I, II, and III, and the Tara Boulevard LCI study. He noted that the Gilbert Road improvements have been completed, and Project Woodpecker is on hold.

**7. Public Comment**

Mickey Garber spoke during public comment. He asked whether the Development Authority was receiving funding from the County from the hotel/motel tax? He also asked whether the public can invest in bonds issued by the Development Authority.

**OLD BUSINESS**

**8. OA Development-Mountain View Update**

This report was tabled until February.

**9. Toto Update**

Authority counsel reminded the Board that at the December meeting, she had reported that the Board of Assessors was scheduled to meet the day after the Development Authority meeting to consider approval of the tax memorandum for the project. She reported that the Board of Assessors had approved the agreement, so she expects the bond resolution to come before the Board in February. Based on that schedule, the bonds should close in late March.

**10. 2022 Audit Update**

Chair Braddy called on Geoff Fulton, Fulton & Kozak, to discuss the Authority's FY2022 annual audit. Mr. Fulton reported that it is a clean, unqualified opinion. He noted that the Authority's internal controls are appropriate for an organization of this size. He reported that there was a change in FY2022 from an accounting standpoint, because the bonds for the DOL project paid off, so the Authority now has to account for the leases for that project. He also discussed the recommendations regarding billing for annual bond fees, to have the Authority's accountant handling the billing and tracking. Director Vincent noted that the Authority already had made that change during 2023.

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**11. Authority Meeting Location**

Authority counsel reminded the Board that they previously had discussed changing the location for its regular meetings. After experiencing the meeting at the CCPS Café in January 2024 a decision was made. Motion by Mark Christmas, seconded by Don Craddock it was unanimously:

**RESOLVED:** To change the location for its regular meetings from the Community Center in Lake City to CCPS Café, located at 1098 Fifth Avenue in Jonesboro

**12. Application for Bond Financing**

Authority counsel reminded the Board that it had discussed its fees for bond issues. Director Vincent reminded the Board that its annual and issuance fees are in line with other authorities in metro Atlanta, but the application fee is significantly lower. He reported that the typical application fee is \$2,500; Authority counsel noted that the current application fee charged by the Authority is \$575. After a general discussion, upon motion by Mark Christmas, seconded by Terry Baskin it was unanimously:

**RESOLVED:** To increase the bond application fee to \$2,500.

**NEW BUSINESS**

**13. Clayton County School System Update**

Chair Braddy welcomed Dr. Anthony Smith, Superintendent of Clayton County Public Schools. Dr. Smith discussed a new initiative tentatively called Student Employment Services. He reported that the purpose of this initiative is to create partnerships with employers for students in their junior and senior years who do not plan to attend college (approximately 31% of the student population). The intent is to fully staff this division with employees focused solely on helping these students graduate with meaningful employment lined up. He reported that Georgia Power Company has provided \$250,000 in seed money. They are looking at local companies like Georgia Power, Delta Air Lines, LTI, Toto, Atlanta Gas Light, and others, who need skilled workers that do not require a college degree (such as linemen, welders, mechanics, etc.).

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**14. Clayton County Housing Authority Update**

Chair Braddy welcomed Mandala Jones, Executive Director of Clayton County Housing Authority. Mr. Jones described his background and gave a summary of the work of the Housing Authority. He noted that all Section 8 housing is managed by the Jonesboro Housing Authority. The Clayton County Housing Authority focuses on home ownership, offering mortgage assistance and one-time home improvement grants for existing housing stock. One of his first goals is to increase staffing to be able to increase the services provided by the Housing Authority.

**15. Aerotropolis Atlanta Update**

Chair Braddy called on Shannon James, President and CEO of Aerotropolis Atlanta. He shared the history of Aerotropolis Atlanta and explained the mission, which is to serve as a catalyst for economic competitiveness (meaning thriving corporations and communities) in the areas surrounding Hartsfield-Jackson Atlanta International Airport (Clayton and South Fulton Counties). He reviewed Blueprint 1.0 and Blueprint 2.0.

**16. 1630 Phoenix Blvd. Building Budget (GVRA & GDOT)**

Director Vincent presented the 2024 annual budget proposed by the project manager for the DOL project at Phoenix Boulevard. After a general discussion, motion by Randy Burton, seconded by Terry Baskin it was unanimously:

**RESOLVED:** To approve the budget as presented.

**17. South Metro Development Outlook Request**

Director Vincent reported that the South Metro Development Outlook will be held on March 20, 2024. After a general discussion, motion by Emma Godbee, seconded by Randy Burton it was unanimously:

**RESOLVED:** To sponsor the event at the \$5,000 Connecting Sponsor level.

**18. MLK, Jr. Day Parade**

Director Vincent reported that he is working with Buster's Reprographics on magnets for the parade. Chair Braddy noted that everyone is welcome to participate in the parade on Monday, January 15, 2024.

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Director Vincent added that he is working on a State of the Authority event. Kim McNair has indicated that she can coordinate the event, including tables, speechwriting, audiovisual, etc. at a cost of \$9,600. Chair Braddy noted that the target date is the week of March 25, 2024. After a general discussion, motion Mark Christmas, seconded by Dr. Tim Hynes it was unanimously:

**RESOLVED:** That the Authority approved retaining the services of Kim McNair at a cost of \$9,600.

**19. 2024 Conflict of Interest Resolution**

Authority counsel presented the 2024 conflict of interest resolution. She discussed a variety of situations that could require disclosure by a Board member, emphasizing that the resolution addresses both actual conflicts and apparent conflicts. She noted that no Board member may be present in the meeting during discussions of the matter involving a conflict or apparent conflict, may participate in discussions of the matter, or vote on such matter. After a general discussion, motion by Mark Christmas, seconded by Dr. Tim Hynes it was unanimously:

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

**20. 2024 Indemnification Resolution**

Authority counsel presented the 2024 indemnification resolution. She noted that it does not apply to proceedings challenging the appointment or removal of any Board member or challenging any member's qualifications to serve on the Authority. After a general discussion, motion by Mark Christmas, seconded by Dr. Tim Hynes it was unanimously:

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

**21. Crabapple Landscape Experts Contract**

Director Vincent reported that the current contract has expired. He presented the new contract proposed by Crabapple Landscape Experts for lawn and landscaping services at the Authority office. The proposed price is \$833 per month. After a general discussion, motion by Mark Christmas, seconded by Don Craddock it was unanimously:

**RESOLVED:** That the Authority will pay for one month of service and seek proposals from other local companies.

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**OTHER BUSINESS**

**22. Executive Session**

Chair Braddy noted that there was a need for an executive session to discuss potential litigation. Upon motion by Mark Christmas, seconded by Don Craddock, it was unanimously:

**RESOLVED:** To adjourn into executive session for the purpose of discussing potential litigation.

Whereupon, the meeting adjourned at 9:08 p.m.

The open meeting reconvened at 9:43 p.m.

There being no further business to come before the Authority, upon motion by Emma Godbee, seconded by Don Craddock, it was unanimously:

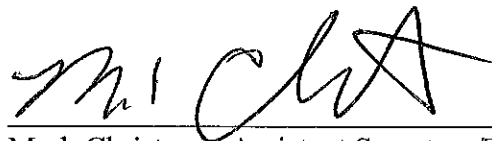
**RESOLVED:** That the meeting be adjourned.

Whereupon, the meeting adjourned at 9:44 p.m.

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Terry Baskin, Secretary/Treasurer

OR



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Mark Christmas, Assistant Secretary/Treasurer