

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

MINUTES OF REGULAR SESSION MEETING

THURSDAY, FEBRUARY 15, 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, February 15, 2024, at 6:00 p.m., at 1588 Westwood Way, Morrow, GA 30260.

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; and Rodney McDaniel. Also present was Larry Vincent, Executive Director; Authority counsel, M. Michelle Youngblood; and Tiffany Duckworth, Office Manager. Also present were guests Steve Berman and Josh Videlefsky, OA Development; Kim McNair; Dr. Terry Young, Construction Ready; and Quentin Erwin, Goodwill of North Georgia.

Call to Order and Invocation

Chair Braddy called the meeting to order at 6:11 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. Chair Braddy asked to place items 1-4 (approval of minutes of January 11, 2024 regular and executive session meetings, Treasurer's report, and administrative report) on a consent agenda. Director Vincent asked to delete item 11 (Accession Distribution Services Update). After a general discussion, upon motion by Terry Baskin, seconded by Don Craddock, it was unanimously:

RESOLVED: That the agenda be approved as amended.

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

NEW BUSINESS

1. Consent Agenda

Chair Braddy presented the consent agenda (minutes of January 11, 2024 regular and executive session meetings, Treasurer’s report, and administrative report) and called for a motion. Upon motion by Dr. Hynes, seconded by Emma Godbee, it was unanimously:

RESOLVED: That all items on the consent agenda be and hereby are approved.

Public Comment

There was no public comment.

OLD BUSINESS

2. OA Development – Mountain View Update

Director Vincent introduced Steve Berman and Josh Videlefsky with OA Development. Mr. Berman reported that two of the five buildings are up, with one site of 50,000 sf leased. That tenant will bring approximately 50 new jobs to Clayton County. They are beginning discussions with the City of Atlanta for a long-term ground lease on land owned in the Mountain View area, which would be the next phase of development. He also discussed a potential mixed-use development that could be developed on approximately 30 acres owned by a mixture of Clayton County, City of Atlanta, and private owners.

3. Toto Update

Authority counsel reported that Toto expects to present the bond resolution at the March meeting. After evaluating the impact of the revised tax incentive schedule approved by the Board of Assessors, they are reassessing a potential request for the Assessors to reconsider applying the original incentive schedule in place at the time of the initial application.

4. Landscaping Update

Director Vincent reported that Clayton County recently approved a contract with a landscaping company, which will service the property at 1588 Westwood Way. Therefore, no additional landscaping services are needed at this time.

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

NEW BUSINESS

5. State Development Authority of Clayton County Event

Director Vincent introduced Kim McNair, who discussed the upcoming State of the Authority event. After a general discussion, upon motion by Don Craddock, seconded by Dr. Hynes, it was unanimously:

RESOLVED: To have the Executive Committee finalize the details Ms. McNair needs addressed.

Randy Burton departed the meeting at 7:05 p.m.

6. Motor Vehicle Network Contract

Director Vincent discussed a proposed renewal of an advertising agreement with Motor Vehicle Network, which runs digital advertising in the lobby of the Department of Driver Services office in Clayton County. The cost for 12 months is \$4,845. After a general discussion, upon motion by Don Craddock, seconded by Mark Christmas, it was unanimously:

RESOLVED: Not to renew the agreement.

7. Construction Ready Update

Chair Braddy introduced Dr. Terry Young, who reported that Construction Ready has graduated four (4) cohorts of students from Clayton County since 2021. Upon graduation, 94% are employed; a year later, 70% remain employed. These students have earned over 400 certifications. He noted that the largest cohort yet is scheduled to start in June. They also are adding training for electricians to the curriculum.

8. Goodwill Update

Director Vincent introduced Quentin Erwin from Goodwill of North Georgia. He reported that over 900 people from Clayton and Henry Counties were put to work in 2023. They offer training in welding, forklift operation, supply chain management, and medical billing and coding. They also offer wrap-around services and only receive payment when students become employed.

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

9. Focus: Atlanta 2024 Magazine

Director Vincent discussed a proposal to share in the cost of placing an ad in Focus: Atlanta 2024 magazine. The cost for a one-time ad is \$7,000; the County also would pay \$7,000. After a general discussion, upon motion by Mark Christmas, seconded by Don Craddock, it was unanimously:

RESOLVED: To decline the ad placement.

10. Georgia Trend Magazine

Director Vincent discussed a proposal to share in the cost of placing an ad in Georgia Trend 2024 magazine. The cost for a one-time ad is \$3,384.20; the County also would pay \$3,384.20. After a general discussion, upon motion by Don Craddock, seconded by Mark Christmas, it was unanimously:

RESOLVED: To decline the ad placement.

OTHER BUSINESS

Board member Don Craddock disclosed that he and Board member Mark Christmas are partners in a company known as ProClay. They have two (2) clients they expect to come before the Authority with an application for bond financing in the near future: BM Mitchell Group and ProCom. He also disclosed that he is the owner of Maps Media Group and Mix 106, which provides media and consulting services to a number of elected officials, including Congresswoman Nikema Williams, Congressman Hank Johnson, and Congresswoman Lucy McBath.

11. Executive Session

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

RESOLVED: To adjourn into executive session for the purposes of discussing real estate, personnel, and potential litigation matters.

Whereupon, the meeting adjourned into executive session at 7:48 p.m.

The open meeting reconvened at 9:03 p.m.

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

After a general discussion, upon motion by Dr. Hynes, seconded by Emma Godbee, it was:

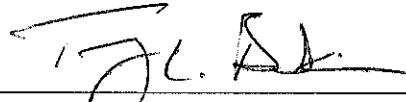
RESOLVED: To approve tuition reimbursement for Tiffany Duckworth up to a maximum of \$9,500.00.

Terry Basking and Don Craddock opposed. Vote 5-0-2

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

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 9:05 p.m.



Terry Baskin, Secretary/Treasurer

OR



Mark Christmas, Assistant Secretary/Treasurer