

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

MINUTES OF REGULAR SESSION MEETING

THURSDAY, JULY 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, June 13, 2024, at 6:00 p.m., at CCPS Café, 1098 Fifth Avenue, Jonesboro, GA 30236.

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; and Don Craddock. Also present was Authority counsel, M. Michelle Youngblood; Somanetha Moulate, assistant to the Chairman; and Levar Norsworthy. Also present was Dr. Lolethia Chapman, Stella Realty Group; Marvin Greer; Sonia Booker; Gideon Lewis; Mayor Angelyn Butler, City of Forest Park; Marsellas Williams, City of Forest Park; and William Cossey, ProComm; and members of the public.

Call to Order and Invocation

Dr. Braddy called the meeting to order at 6:10 p.m. and called on Terry Baskin for the invocation.

Approval of Agenda

Dr. Braddy presented the agenda. After a general discussion, upon motion by Mark Christmas, seconded by Terry Baskin, it was unanimously:

RESOLVED: That the agenda be approved as presented.

Approval of Consent Agenda

Dr. Braddy presented the consent agenda. After a general discussion, upon motion by Mark Christmas, seconded by Terry Baskin, it was unanimously:

RESOLVED: That the consent agenda (minutes of regular and executive session meetings from June 13, 2024, and Treasurer's report) be approved as presented.

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Public Comment

Mickey Garber addressed the Board.

OLD BUSINESS.

4. ToTo Bond Update

Authority counsel reported that the bonds had been validated. Bond counsel is waiting for Toto's signatures on the closing documents.

NEW BUSINESS

5. Insurance Renewals

Authority counsel reported that the quote for the 2024-25 renewal of the Authority's general liability and directors and officers. The total is \$25,512.16, including terrorism coverage. After a general discussion, upon motion by Emma Godbee, seconded by Terry Baskin, it was unanimously:

RESOLVED: That the 2024-25 renewals be approved, and the officers be and hereby are authorized to pay the premiums in the total amount of \$25,512.16.

6. 1630 Phoenix Blvd Repair/ Replacement Requests

Dr. Braddy discussed four (4) requests to approve extraordinary expenses submitted by the project manager: repair and replacement of two (2) HVAC units, a mandatory elevator upgrade required by a change in the Code, plumbing repairs, and utility reimbursement. The Board discussed each request individually. It was the consensus of the Board to direct the project manager to use Clayton County businesses when feasible.

After a general discussion, upon motion by Randy Burton, seconded by Rodney McDaniel, it was unanimously:

RESOLVED: That the replacement of two (2) HVAC units is approved, in the total amount of \$27,000.00 (\$13,500.00 each).

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After a general discussion, upon motion by Randy Burton, seconded by Don Craddock, it was unanimously:

RESOLVED: That the elevator upgrade in accordance with the change in Code requirements be approved in the total amount of \$13,800.00.

After a general discussion, upon motion by Mark Christmas, seconded by Rodney McDaniel, it was unanimously:

RESOLVED: That the plumbing repairs be approved in the total amount of \$3,755.99.

After a general discussion, upon motion by Randy Burton, seconded by Don Craddock, it was unanimously:

RESOLVED: That the utility reimbursement be approved in the total amount of \$3,233.04.

7. 5711 Jonesboro Road Report

The Authority discussed the storm drain repair proposal from Ranger Services, LLC, quoted at a cost of \$76,712.73. After a general discussion, upon motion by Randy Burton, seconded by Don Craddock, it was unanimously:

RESOLVED: To inquire whether the Clayton County Water Authority can complete the repair, with the cost to be paid by the Development Authority, but if not, then the repair by Ranger Services, LLC, be and hereby is approved, and the officers be and hereby are authorized to pay the cost in the total amount not to exceed \$76,712.73.

OTHER BUSINESS

7. Executive Session

Dr. Braddy noted that there a need for an executive session to discuss real estate, personnel, and potential litigation matters. Upon motion by Dr. Terry Baskin, seconded by Rodney McDaniel, 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 6:48 p.m.

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The open meeting reconvened at 8:42 p.m.

8. Consideration of items, if any, discussed in Executive Session

After a general discussion, upon motion by Rodney McDaniel, seconded by Terry Baskin, it was unanimously:

RESOLVED: To authorize preparation of a memorandum of understanding regarding Project Moonshot.

After a general discussion, upon motion by Rodney McDaniel, seconded by Terry Baskin, it was unanimously:

RESOLVED: To authorize negotiation of a due diligence period for further exploration of Project Comeback.

Board members Don Craddock and Mark Christmas, who had exited the executive session meeting at 7:17 p.m. due to a conflict of interest, re-entered the meeting at 8:45 p.m.

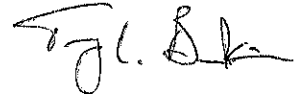
Dr. Braddy discussed a special called meeting to be held on August 15, 2024, at 6:00 p.m. to conduct Board training.

Dr. Braddy inquired whether there was any further business to come before the Authority. There being none, after a general discussion, upon motion by Dr. Terry Baskin, seconded by Mark Christmas, it was unanimously:

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 8:46 p.m.

Terry Baskin, Secretary/Treasurer



Mark Christmas, Assistant Secretary/Treasurer