

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

**MINUTES OF REGULAR SESSION MEETING**

**THURSDAY, AUGUST 8, 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, August 8, 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 (remotely via Zoom); Emma Godbee; Dr. Tim Hynes; Rodney McDaniel; and Don Craddock. Also present was Authority counsel, M. Michelle Youngblood; Somanetha Moulate, assistant to the Chairman; and Levar Norsworthy. Also present was Mayor Angelyn Butler, City of Forest Park; Dr. Terry Young and Luke Fletcher, Construction Ready; and members of the public. Elliott Voss and Troy Thomas, Post Real Estate Group, attended remotely via Zoom.

**Call to Order and Invocation**

Dr. Braddy called the meeting to order at 6:18 p.m. and called on Terry Baskin for the invocation.

**Approval of Agenda**

Dr. Braddy presented the agenda and asked to move items 4 (1630 Phoenix Boulevard repair and replacement requests), 5 (5711 Jonesboro Road repair), and 9 (Aerotropolis Honors sponsorship) to the consent agenda. Upon motion by Dr. Tim Hynes, seconded by Randy Burton, it was unanimously resolved to amend the agenda as requested. After a general discussion, upon motion by Emma Godbee, seconded by Randy Burton, it was unanimously:

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

**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 July 11, 2024, Treasurer's report, repair and replacement requests for

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1630 Phoenix Boulevard, 5711 Jonesboro Road repair, and Aerotropolis Honors sponsorship) be approved as presented.

**Public Comment**

Mickey Garber, Orlando Gooden, and Dr. Terry Young, Perry Career Academy, addressed the Board.

**OLD BUSINESS.**

All old business was addressed on the consent agenda.

**NEW BUSINESS**

**6. 4244 International Parkway:**

Dr. Braddy discussed a request from the project manager to approve extraordinary expenses to replace four (4) windows at the property. The windows are a unique size and are acoustic windows due to the proximity to the airport. Therefore, the windows must be manufactured, and there only a couple of companies in the country who are able to do so. The project manager has made numerous attempts to locate a company in Clayton County who can do the work, but either no one responds, or they can't do the work. After a general discussion, it was the consensus of the Authority to table the matter until the next meeting and seek a full property assessment to determine whether other windows may need to be replaced or other work may be needed to the property.

Board members Craddock and Christmas exited the meeting at 7:02 p.m. due to a conflict of interest.

**7. Fieldstone Glen Proposal:**

Troy Thomas and Elliott Voss, Post Real Estate Group, headquartered in California, discussed a proposed workforce housing project. Post Real Estate Group plans to purchase an existing 216-unit apartment complex, Fieldstone Glen, and convert the market-rate complex to workforce housing using the property tax exemption afforded to the Development Authority. They propose to purchase the property using their own funding, then transfer title to the Development Authority, and lease it back under a ground lease or usufruct structure for 50 years. There would be no bond funding from the Authority. They propose to spend approximately \$2.8 million on renovations to the complex. Their target market is workers earning 60-80% of the Area Median Income (for a one-person household, 70% AMI is \$52,200, 80% is \$59,680).

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Board member Rodney McDaniel noted that property taxes in 2022 and 2023 were \$400,000 and \$370,000, respectively, which adds up to a large number over 50 years. Vice-Chair Burton inquired about the conflict of interest with this project and Board members Craddock and Christmas. The response was that Ed Wall had introduced them to Board member Craddock, and they had hired him to introduce them and their projects in various counties around metro Atlanta.

After further discussion, Dr. Braddy moved to approve the project. There was no second. The matter failed for lack of a second and did not reach a vote.

**8. Project Moonshot from Forest Park:**

Dr. Braddy introduced Mayor Angelyne Butler and presented the proposed memorandum of understanding. Vice-Chair Burton inquired about the nature of the relationship of the project to Board members Craddock and Christmas giving rise to their conflict of interest. Mayor Butler declined to answer and stated that the Authority should ask the Board members. She stated that they had come to Forest Park presenting the idea for this project, including the choice of ProComm as proposed developer. She noted that Forest Park did not select ProComm. After further inquiry, she stated that Forest Park had paid approximately \$3.5 million for the property involved but had issued \$6 million in bonds, and that is what they were asking to be paid as part of this project. After a general discussion, upon motion by Terry Baskin, seconded by Dr. Braddy, it was:

**RESOLVED:** That the memorandum of understanding with the Forest Park Downtown Development Authority for Project Moonshot be and hereby is approved as presented. (Vote 5-1-0; Dr. Tim Hynes abstained due to the fact that he had not been present at the July meeting when the team had presented updates in response to questions from the Authority, including Dr. Hynes. Dr. Braddy, Randy Burton, Rodney McDaniel, Terry Baskin, and Emma Godbee voted in favor.)

**OTHER BUSINESS**

**10. 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. Tim Hynes, seconded by Dr. Terry Baskin, 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 7:49 p.m.

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Board members Craddock and Christmas re-entered the meeting for the executive session.

The open meeting reconvened at 9:10 p.m.

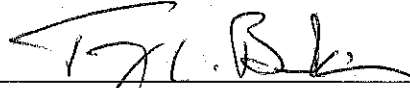
**11. Consideration of items, if any, discussed in Executive Session**

There were no matters to consider.

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 Dr. Tim Hynes, it was unanimously:

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

Whereupon, the meeting adjourned at 9:12 p.m.

  
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Terry Baskin, Secretary/Treasurer

OR

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Mark Christmas, Assistant Secretary/Treasurer