

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

**POST-MEETING SUMMARY
REGULAR SESSION MEETING**

THURSDAY, SEPTEMBER 12, 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, September 12, 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; Dr. Tim Hynes; and Don Craddock (arrived 6:15 p.m.). Also present was Authority counsel, M. Michelle Youngblood; Somanetha Moulate, assistant to the Chairman; and Levar Norsworthy. Also present were Commissioners Alaina Reaves and DeMont Davis, Clayton County Board of Commissioners; Dr. Terry Young, Perry Learning Center; Luke Fletcher, Construction Ready; and members of the public.

Call to Order and Invocation

Dr. Braddy called the meeting to order at 6:07 p.m. and called on Mark Christmas for the invocation. Mr. Christmas declined, and Dr. Terry Baskin gave the invocation.

Approval of Agenda

Dr. Braddy presented the agenda and asked to add one item under New Business to consider an Emergency Spending Authorization for the Chair and Vice-Chair. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Emma Godbee, it was:

RESOLVED: That the agenda be approved as amended. (Vote 5-1-0; Board member Christmas abstained, noting that he had only arrived home at 5:00 a.m. and had not had time to review the meeting package in advance.)

Approval of Consent Agenda

Dr. Braddy presented the consent agenda (items 1-5, minutes of regular and executive session meetings held August 8, 2024, minutes of special called and executive session meetings held August 27, 2024, and Treasurer's Report). After a general discussion, upon motion by Randy Burton, seconded by Emma Godbee, it was:

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RESOLVED: That the consent agenda (items 1-5, minutes of regular and executive session meetings held August 8, 2024, minutes of special called and executive session meetings held August 27, 2024, and Treasurer's Report) be approved as presented. (Vote 5-1-0; Board member Christmas abstained for the reason previously stated.)

Dr. Braddy recognized Clayton County Commissioners Alaina Reaves (District 1) and DeMont Davis (District 4).

Board member Craddock arrived at 6:15 p.m.

Public Comment

Luke Fletcher, Construction Ready, Orlando Gooden, Mickey Garber, and Brenda Harrison addressed the Board.

OLD BUSINESS.

6. 5711 Jonesboro Rd

Dr. Braddy reported that the repairs on the storm drain system and parking lot had been completed and the contractor paid in full.

7. 4244 International Parkway

Dr. Braddy reported that he and a contractor from Caladon had visited the site and met with the tenant. He reported that the windows that the tenant had asked to have replaced were frosted, but otherwise functional. He recommended that the windows not be replaced at this time, due to the cost, and that the Authority explore other options. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Randy Burton, it was:

RESOLVED: To take no action on window replacement at this time, and to explore other options. (Vote 5-2-0; Board members Christmas and Craddock abstained.)

8. Aerotropolis Honors Event Sponsorship

Dr. Braddy reminded the Board that the Aerotropolis Honors event will be held on September 26, 2024, at the Porsche Experience Center. The VIP reception begins at 6:00 p.m., and the event itself begins at 7:00 p.m. The Board approved sponsorship of the event at the August

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meeting but needed to consider the sponsorship level. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Randy Burton, it was:

RESOLVED: To sponsor the Aerotropolis Honors event at the Championship level at a cost of \$3,000.00. (Vote 5-2-0; Board members Christmas and Craddock abstained.)

Board members Baskin, Godbee, Burton, and Braddy will attend the event.

NEW BUSINESS

9. Construction Ready

Dr. Braddy presented an invoice for \$88,000.00 and called on Luke Fletcher to discuss. Mr. Fletcher reported that this invoice was for the June 2024 class of 22 students who each graduated with eight (8) different credentials. He reported that the average wage is \$16-16.25/hour, but for this class, it was approximately \$18.00/hour, with some as high as \$22.00/hour. Of the 22 graduates, 21 are currently working, and the other is attending classes at Kennesaw State. After a general discussion, upon motion by Randy Burton, seconded by Dr. Tim Hynes, it was:

RESOLVED: That the invoice be approved and the officers are hereby authorized to pay in the amount of \$88,000.00. (Vote 5-2-0; Board members Christmas and Craddock abstained.)

10. Proposal from 365 Marketing

Dr. Braddy asked to table this matter until the next meeting.

11. Bouldercrest Project

Dr. Braddy called on Authority counsel for a report. Authority counsel reported that the Authority had issued bonds for this project in 2017, and the tenant was now seeking additional financing. They have requested the Authority approve an estoppel certificate confirming that the bond documents are still in effect and not in default, along with a joinder to leasehold deed to secure debt to be given by the tenant to the lender, which would give the lender the right to enter the property or take over the lease in the place of the tenant in the event of default. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Randy Burton, it was:

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RESOLVED: That the estoppel certificate and joinder to leasehold deed to secure debt be approved in substantially the form presented. (Vote 5-2-0; Board members Christmas and Craddock abstained.)

12. Emergency Spending Authorization

Dr. Braddy asked the Board consider approving a spending limit for the Chair and Vice-Chair to have available on a monthly basis for emergency matters. Authority counsel reported that snakes had been found in the Authority office, and bringing in someone to address that issue would be an example of the kind of expenditure the Chair or Vice-Chair would have the ability to make. All such expenditures would be reported to the Board at the next meeting. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Emma Godbee, it was:

RESOLVED: That the Chair and Vice-Chair shall be authorized to expend up to Five Thousand Dollars (\$5,000.00) in any given month for emergency situations, with each such expenditure to be reported to the Board at the next regular monthly meeting. (Vote 5-2-0; Board members Christmas and Craddock abstained.)

OTHER BUSINESS

13. Executive Session

Dr. Braddy noted that there no need for an executive session


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

There were no items to consider, as there was no executive session.

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. Tim Hynes, seconded by Randy Burton, it was unanimously:

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 6:57 p.m.


Terry Baskin, Secretary/Treasurer

Mark Christmas, Assistant Secretary/Treasurer