

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

**MINUTES OF REGULAR SESSION MEETING**

**THURSDAY, MAY 14, 2026**

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, May 14, 2026, at 6:00 p.m., at the CCPS Café, 1098 Fifth Avenue, Jonesboro, GA 30260.

Members present at the meeting were Dr. C. Harrison Braddy, Chair; Dr. Tim Hynes, Vice-Chair; Dr. Terry Baskin, Secretary/Treasurer; Emma Godbee; Dr. Keith Horton; Ramona Bivins (remote); and Christopher Blocker. Also present was Authority counsel, M. Michelle Youngblood; Maceo Rogers, President/CEO of the Authority; Dr. Shaun Johnson, Chief of Workforce Development and Training; Le'Var Norsworthy, Chief of Marketing and Strategic Branding; Somanetha Moulate, assistant to the Chair; and members of the public.

**Call to Order and Invocation**

Dr. Hynes called the meeting to order at 6:03 p.m. and called on Dr. Terry Baskin for the invocation.

**Approval of Agenda**

Dr. Braddy presented the agenda for approval. After a general discussion, upon motion by Dr. Terry Baskin, seconded by Dr. Tim Hynes, it was unanimously:

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

**Approval of Consent Agenda**

Dr. Braddy presented the consent agenda (items 1 – 5: minutes of minutes of April 9, 2026 regular session and executive session meetings, and minutes of minutes of April 21, 2026 special called meeting, Treasurer's report, and Exhibit A to employment agreement with Maceo Rogers) for approval. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Dr. Terry Baskin, it was unanimously:

**RESOLVED:** That the consent agenda be approved as presented.

**Public Comment**

Members of the public addressed the Board.

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**OLD BUSINESS**

There was no old business to consider.

**NEW BUSINESS**

**6. DNR Project: 2026–2027 Budget**

Dr. Braddy called on John Clayton, property manager, for a report. Mr. Clayton presented the proposed 2026-27 capital and operating budgets. The operating budget includes a 2% increase overall. Insurance premiums and association dues went up, and plumbing repair expenses were higher than expected. The operating budget also includes funds to replace 2 HVAC units (none replaced in 2025). After a general discussion, upon motion by Dr. Tim Hynes, seconded by Dr. Keith Horton, it was unanimously:

**RESOLVED:** That the 2026-27 operating budget be and hereby is approved as presented.

Mr. Clayton reported that the proposed capital budget includes approximately \$15,000 for security cameras requested by the tenant, approximately \$15,000 to replace one window in the office of the State Climatologist, approximately \$100,000 for interior painting requested by the tenant (1 estimate), and approximately \$350,000 for flooring replacement, also requested by the tenant (2 estimates). After a general discussion, it was the consensus of the Board for the property manager to obtain additional quotes for painting and flooring replacement. After further discussion, upon motion by Dr. Terry Baskin, seconded by Emma Godbee, it was unanimously:

**RESOLVED:** That the capital expenses for security cameras and the window replacement be and hereby is approved at an aggregate cost not to exceed \$30,000.

Mr. Clayton further reported that the air quality testing requested by the tenant had been completed as authorized. The results showed 3 questionable areas. The recommendation from the testing company was to deploy 2 HEPA filters for 3 at a cost of \$2,566 for 2 of the 3 locations. The third location, a storage room full of old documents, needs further investigation. The anticipated cost for that location is approximately \$5,000. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Dr. Terry Baskin, it was unanimously:

**RESOLVED:** That the \$2,566 expense for the 2 HEPA filters be and hereby is approved, and the manager is hereby authorized to proceed with the same.

After further discussion, upon motion by Dr. Tim Hynes, seconded by Emma Godbee, it was unanimously:

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**RESOLVED:** That the additional testing and remediation expense for the storage room location hereby is approved at a cost not to exceed \$5,000.

**7. 2026-27 Insurance Renewal**

Authority counsel reported that the Authority insurance policies (general liability and D&O/EPL) are up for renewal in July and August, so it is time to complete the renewal applications. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Dr. Terry Baskin, it was unanimously:

**RESOLVED:** That the be and hereby are authorized to complete, execute, and submit the renewal applications for the general liability and D&O/EPL policies.

**8. Momentum 500 – Grant Cohort #2**

The Authority discussed the possibility of a second cohort of small business grants. After a general discussion, it was the consensus of the Board to table the matter until there is more data available on the outcome of the first cohort of grant recipients.

**9. Chief Workforce Development & Training Report**

Dr. Shaun Johnson presented the monthly report on Workforce Development and Training. She reported that the second quarter report from the first cohort of Momentum 500 grant recipients is due May 16. She reported that 25 recipients submitted their first quarter reports on time, and one submitted the report late. To date, the grant recipients have created 16 part time jobs paying an average of \$20/hour, and three full-time jobs.

She also discussed four potential grant opportunities she is pursuing. She reported that there will be graduations for Construction Ready and Goodwill in June (Goodwill on June 3, Construction Ready on June 24).

**10. Marketing and Strategy Report**

Le'Var Norsworthy presented the monthly report on Marketing and Strategic Branding. The second State of the Authority event was a success. Mr. Norsworthy presented a video recapping the event. He discussed ongoing efforts to present a unified voice in economic development. He led a conversation on branding and messaging at the Clayton County leadership meeting, which included all department heads.

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Mr. Norsworthy discussed the second career expo, which included 43 employers and 377 attendees (approximately 270 of whom were students). Dr. Barksdale gave a presentation regarding the event.

**OTHER BUSINESS**

**11. Executive Session**

Dr. Braddy reported that there was no need for an executive session

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

There were no matters to discuss.

There being no further business to come before the Authority, 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 7:38 p.m.

  
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Terry Baskin, Secretary/Treasurer