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

MINUTES OF REGULAR SESSION MEETING

THURSDAY, JUNE 11, 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, June 11, 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 (arrived 6:06 p.m.; departed 7:49 p.m.); Ramona Bivins (arrived 6:22 p.m.); Rosannette Kirby; and Christopher Blocker. Also present was Authority counsel, M. Michelle Youngblood; Maceo Rogers, President/CEO of the Authority; Cary Ichter; Geoff Fulton, Fulton & Kozak; Ed Wall, Piper Sandler, financial advisor; Dr. Shaun Johnson, Chief of Workforce Development and Training; Le'Var Norsworthy, Chief of Marketing and Strategic Branding; and Somanetha Moulate, assistant to the Chair. Also present was Commissioner Tashe' Allen; Sheriff Levon Allen; and members of the public.

Call to Order and Invocation

Dr. Braddy 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. Tim Hynes, seconded by Dr. Terry Baskin, it was unanimously:

RESOLVED: That the agenda be approved as presented.

Approval of Consent Agenda

Dr. Braddy presented the consent agenda (items 1 – 2: minutes of May 14, 2026, regular session, and Treasurer's report). After a general discussion, upon motion by Emma Godbee, seconded by Dr. Terry Baskin, it was unanimously:

RESOLVED: That the consent agenda be approved as presented.

OTHER BUSINESS

3. Executive Session

Dr. Braddy reported that there was a need for an executive session to discuss personnel, real estate, 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 purpose of discussing real estate, personnel, and potential litigation matters.

Whereupon, the meeting adjourned into executive session at 6:06 a.m.

The open meeting reconvened at 7:03 p.m.

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

There were no items to consider.

Public Comment

Members of the public addressed the Board.

OLD BUSINESS

5. DNR Project:

Authority counsel reported that the remediation of two of the three sites at the DNR building had been completed. When the company was investigating the third site further, as approved by the Board, they discovered additional mold coming from the adjacent bathroom. They were working to ascertain the extent of the affected area and the cost to remediate. Other approved improvements were on hold pending the resolution of this matter.

6. Construction Ready Invoice

Authority counsel reported that Construction Ready had submitted its invoice for the cohort graduating June 24, 2026. However, the invoice was for the full cohort, which had not completed the training. After Dr. Johnson discussed with Construction Ready, they submitted an invoice for 50% of the cohort (12 students) in the amount of $48,000.00. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Dr. C.H. Braddy, it was unanimously:

RESOLVED: That the invoice from Construction Ready for ½ of the June 24, 2026 cohort in the amount of $48,000.00 be and hereby is approved, and the Authority accountant is authorized to remit payment accordingly.

7. **Sponsorship Request: World Cup-Related Events**

Dr. Braddy discussed the sponsorship request from the County, asking the Authority to spons two (2) upcoming FIFA World Cup-Related Events. The first event is on July 7 in Lovejoy at the Gera Matthews Sports Complex, focusing on youth engagement, including youth soccer clinics (estimate co $50,000-85,000). The second event is a viewing party on July 15 at The Arena at Southlake in Morro (estimated cost $70,000-130,000). Commissioner Tashe' Allen reported that the Board of Commissione was scheduled to vote on June 16 to use $140,000 of the hotel/motel tax for these events. She suggest the Authority consider sponsoring the bus for the youth event to bring campers to the clinic location, or cover the cost of food for the youth attendees. The cost for each of these items is estimated to be $5,00 6,000 a piece. After a general discussion, upon motion by Ramona Bivins, seconded by Dr. Keith Horto it was unanimously:

RESOLVED: That sponsorship in the maximum amount of $10,000 to be utilized at both events, with Authority branding included at both events, be and hereby is authorized and approved.

NEW BUSINESS

8. **Audit Invoice & Report**

Dr. Braddy called on Geoff Fulton, Fulton & Kozak, to discuss the FY2025 audit report. M Fulton reported that it was a clean opinion, noting that the Authority's decision to retain Rushton, CPA the Authority accountant had made the process much smoother this year. He noted that it was a cle opinion with no findings, adding that the Authority's internal controls are appropriate for an organizati of this size and type. After a general discussion, upon motion by Ramona Bivins, seconded by Emr Godbee, it was unanimously:

RESOLVED: That the FY2025 audit report be and hereby is approved.

Dr. Horton departed the meeting at 7:49 p.m.

9. **Intercontinental Hotel Group: Deed Request**

Authority counsel reported that the Intercontinental Hotel Group had submitted a request f execution of a deed transferring title following redemption of outstanding bonds. After a gene discussion, upon motion by Dr. Terry Baskin, seconded by Ramona Bivins, it was unanimously:

RESOLVED: That the request be approved, and the officers be and hereby are authorized to execute and deliver the deed.

10. Presidential Report

President/CEO Maceo Rogers presented a report on his first month as President/CEO. He report that he had met with several Commissioners, Aerotropolis, and other stakeholders. Additional meetin will continue next month.

11. Fall Retreat Proposed Date

President/CEO Maceo Rogers proposed the date of November 6, 2026, for the Authority's f retreat. He noted that Aerotropolis had offer the use of their facilities, which are located in Clayt County. It was the consensus of the Board to hold the retreat on November 6, 2026.

12. Chief Workforce Development & Training Report

This matter was tabled by consensus.

13. Marketing and Strategy Report

This matter was tabled by consensus.

14. CoreWeave Project

Ed Wall, Authority financial advisor, and Blair Westmoreland, consultant to CoreWea addressed the Board. Mr. Wall noted that he still had some questions that had not been answered l CoreWeave, so he could not complete his analysis until he received the outstanding information. He not that CoreWeave owns the equipment, which they use for one of their clients. The fiscal soundness of t transaction may be related to the strength of the ultimate end user, which is unknown at this time. M Westmoreland noted that CoreWeave is still negotiating the lease with TA Realty at this time. It was t consensus of the Board to table the matter to a future meeting. After a general discussion, upon moti by Rosanette Kirby, seconded by Ramona Bivins, it was unanimously:

RESOLVED: That the matter be tabled to a future meeting, once more details of the transaction have been settled and the outstanding information requested by Mr. Wall has been provided.

OTHER BUSINESS

15. Executive Session

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

There being no further business to come before the Authority, upon motion by Dr. Terry Baskin, seconded by Ramona Bivins, it was unanimously:

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 8:36 p.m.

Terry Baskin, Secretary/Treasurer