

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

**MINUTES OF REGULAR SESSION MEETING**

**THURSDAY, FEBRUARY 26, 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, February 26, 2026, at 6:00 p.m., at the Morrow Center, 1180 Southlake Circle, Morrow, GA 30260.

Members present at the meeting were Dr. Harrison Braddy, Chair (arrived at 7:04 p.m.); Dr. Tim Hynes, Vice-Chair; Dr. Terry Baskin, Secretary/Treasurer; Emma Godbee; Dr. Keith Horton; Ramona Bivins; Rosannette Kirby; and Christopher Blocker. Also present was Authority counsel, M. Michelle Youngblood; Dr. Shaun Johnson, Chief of Workforce Development and Training; LeVar Norsworthy, Chief of Marketing and Strategic Branding; and Somanetha Moulate, assistant to the Chairman. Also present was Blair Westmoreland; Chandler Colston, CoreWeave; Rich Rosenzweig and Stephanie Proffitt, CoreWeave (remote); Dan McRae and Aaron Hambrick, Seyfarth; and members of the public.

**Call to Order and Invocation**

Dr. Hynes called the meeting to order at 6:06 p.m. and called on Terry Baskin for the invocation.

**Approval of Agenda**

Dr. Hynes presented the agenda for approval. It was the consensus of the Board to remove item 2 from the consent agenda, as there was no executive session held on January 8, so there are no minutes to approve. After a general discussion, upon motion by Ramona Bivins, seconded by Emma Godbee, it was unanimously:

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

**Approval of Consent Agenda**

Dr. Hynes presented the consent agenda (items 1 – 6: minutes of January 8, 2025 regular session meeting, minutes of February 12, 2026 special called meeting open and executive session (morning and afternoon) meetings, Treasurer’s report, State of the County silver sponsorship for \$1,500, and Chamber Gala gold sponsorship for \$2,500) for approval. After a general discussion, upon motion by Ramona Bivins, seconded by Terry Baskin, it was unanimously:

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

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**OLD BUSINESS**

**7. Momentum 500/Workforce Development Report**

Dr. Shaun Johnson reported that all recipients of the small business grant are required to submit quarterly reports. The reports are due February 16, May 16, August 16, and November 16, 2026. She reported that there is a Career Expo on March 22, 2026. It was the consensus of the Board for Mr. Norsworthy to work on marketing and promotional materials for the event.

Dr. Johnson reported that she is part of a Workforce Task Force, which includes 6 work groups. The next meeting of the full Task Force is March 25, 2026. They are planning to hold a Workforce Summit on October 25, 2026. She also reported that she and Mr. Norsworthy are meeting with other Authorities in metro Atlanta to discuss best practices.

Dr. Keith Horton is working with Goodwill of North Georgia to get a Career Center located in Clayton County. Dr. Horton reported that he has several letters of support, but also needs one from the Authority. After a general discussion, it was the consensus of the Board to support the request and authorize the officers to execute and deliver a letter of support, upon review by the Officers and counsel.

**8. 2026 State of Authority**

LeVar Norsworthy reported that the event has been scheduled for May 1, 2026, at the Delta Flight Museum.

**9. Marketing and Strategic Branding Report**

Levar Norsworthy presented the Marketing and Strategic Branding update. He reported that social media engagement continues to increase. He is working on phases 2 and 3 of the marketing plan, focusing on becoming a “pull” county.

Dr. Braddy joined the meeting at 7:04 p.m.

**NEW BUSINESS**

**10. Arts Clayton Event (Arte Gras) Sponsorship**

Dr. Tim Hynes, Dr. Terry Baskin, and Ramona Bivins recused themselves from the meeting during this discussion, since they serve on the Arts Clayton Board. They exited the meeting at 7:05 p.m. The Board discussed the request for sponsorship of the Arte Gras fundraiser

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for Arts Clayton. Kaycie Lazzaro, Director of Arts Clayton, had previously discussed the impact of Arts Clayton. The fundraiser for which she requests sponsorship would enable Arts Clayton to expand to all 68 Clayton County Public Schools. Their programs teach the business of art, provide mentorship, and work with teachers to incorporate art into the existing curriculum. After a general discussion, upon motion by Emma Godbee, seconded by Rosannette Kirby, it was unanimously:

**RESOLVED:** To sponsor the event at the gold level for \$2,500.

Vote 5-3-0 (Dr. Tim Hynes, Dr. Terry Baskin, and Ramona Bivins abstained due to their recusal from the matter).

Dr. Tim Hynes, Dr. Terry Baskin, and Ramona Bivins re-entered the meeting at 7:12 p.m.

**11. CoreWeave Application for Bond Financing**

Dr. Braddy called on Blair Westmoreland for a presentation. Ms. Westmoreland introduced Chandler Colston from CoreWeave, and Rich Rosenzweig and Stephanie Proffitt, also from CoreWeave, who joined the meeting remotely. CoreWeave is the prospective tenant and operator of the TA Realty facility. The project will add 12-31 full-time skilled positions with an average salary of \$80,000. In addition, there will be approximately 40 supply chain positions created as a result of this project (not directly hired by CoreWeave). The proposed bond would finance the acquisition of the high-tech equipment to operate the facility. Phase I has a maximum principal amount of \$3.5 billion, with the possibility of a second phase in approximately five (5) years, at a maximum principal amount not exceeding \$4.2 billion.

Upon inquiry from the Board, CoreWeave reported that the facility runs on a closed loop cooling system, which recirculates water throughout the facility. They stated that the total amount of water used in the facility is approximately the amount used by 20 homes or a small apartment building in a day, other than the normal water usage by employees (such as sinks and toilets). CoreWeave also stated that they use the most efficient equipment in the world, so there are fewer computers doing the same work.

After a general discussion, upon motion by Dr. Tim Hynes, seconded by Ramona Bivins, it was unanimously:

**RESOLVED:** To approve the application for bond financing and the inducement resolution, only upon the inclusion of language requiring a Community Benefits Agreement and review by an independent financial advisor of the Authority's choosing, at no cost to the Authority.

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**12. FY2025 Audit**

Authority counsel presented the engagement letter from Fulton & Kozak for the FY2025 audit. After a general discussion upon motion by Ramona Bivins, seconded by Dr. Terry Baskin, it was unanimously:

**RESOLVED:** To retain Fulton & Kozak to perform the FY2025 audit, to approve the engagement letter as presented, and to authorize the officers to execute and deliver the same.

**13. FY2026 Budget**

Authority counsel presented the engagement letter from Fulton & Kozak for the FY2025 audit. There ensued a general discussion about the bond fund. Ramona Bivins recommended that the budget be updated to include transactions showing the bond fees being transferred into the operating account. It was the consensus of the Board to revise the budget accordingly. After a general discussion upon motion by Rosannette Kirby, seconded by Ramona Bivins, it was unanimously:

**RESOLVED:** To approve the FY2026 Budget, with the addition of transactions showing the transfer of the bond fees into the operating account.

**Public Comment**

Members of the public addressed the Board.

**OTHER BUSINESS**

**12. Executive Session**

Dr. Hynes 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 personnel, real estate, and potential litigation matters.

Whereupon, the meeting adjourned into executive session at 8:33 p.m.

Dr. Braddy exited the meeting at 8:39 p.m.

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The open meeting reconvened at 9:00 p.m.

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

There were no items to consider.

There being no further business to come before the Authority, upon motion by Emma Godbee, seconded by Ramona Bivins, it was unanimously:

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

Whereupon, the meeting adjourned at 9:01 p.m.

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Terry Baskin, Secretary/Treasurer