

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

**MINUTES OF REGULAR SESSION MEETING
TUESDAY, FEBRUARY 11, 2020**

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 Tuesday, February 11, 2020, at 6:00 p.m., in the Arbor Hall Auditorium, Clayton State University, 5823 Trammell Road, Morrow, Georgia.

Members present at the meeting were Larry Vincent, Chairman; Regina Deloach, Vice-Chair; Herman Andrews, Secretary/Treasurer; Sylvester Ford, Assistant Secretary/Treasurer (arrived 6:36 p.m.); Eldrin Bell; Helen McSwain; and Jean-Claude Bourget. Also present were Authority counsel, M. Michelle Youngblood; Erica Rocker-Wills, Senior Business Development Manager; Lori Smith, Research Analyst and Office Manager; Terry Baskin, Tax Commissioner; and members of the public.

Call to Order and Welcome of Guests

Chairman Vincent called the meeting to order at 6:00 p.m. and welcomed the guests.

Approval of Agenda

Chairman Vincent presented the agenda and inquired as to whether there were any additions, changes, or deletions. There being none, after a general discussion, motion by Eldrin Bell, seconded by Jean-Claude Bouget, it was unanimously:

RESOLVED: To approve the agenda as presented.

Approval of Minutes

The minutes of the January 14, 2020 regular and executive session were presented. Regina Deloach noted two corrections of the regular session minutes under Board Elections: The nomination of Larry Vincent for Chairman was made by Regina Deloach, and the nomination of Sylvester Ford for Assistant Secretary/Treasurer was made by Herman Andrews. After a general discussion, upon motion by Eldrin Bell, seconded by Regina Deloach, it was unanimously:

RESOLVED: That the minutes of the January 14, 2020 executive session minutes were approved as presented, and the regular session minutes were approved as amended.

Approval of Treasurer's Report

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

Herman Andrews presented the financial statements prepared by the Authority accountant. After a general discussion, upon motion by Eldrin Bell, seconded by Helen McSwain, it was unanimously:

RESOLVED: That the Treasurer's report was approved.

Project Report

Erica Rocker-Wills presented the monthly project update. She met with Fokkers Aerostructures, which is an existing business in Forest Park, looking to expand to add a new product line for the Department of Defense. Fresh Express, one of the largest employers in the County, reported during a BRE visit that they have a high turnover rate, which they attribute at least in part to the distance of the MARTA bus stop from their entrance. After meeting with MARTA and Fresh Express, MARTA has added a stop at the front of the business and has adjusted the frequency of stops to coordinate better with the timing of shift changes at the facility.

Ms. Rocker-Wills reported that Georgia State Agriculture Commissioner Gary Black will be speaking at the March meeting of the Association of Produce Dealers on March 10, 2020, at 11:00 a.m. at the Farmer's Market. Ms. Rocker-Wills also has been invited to speak at the meeting. She also met with Impact Services, which is a human resources outsourcing company similar to ADP. She is assisting the Public Defender's Office in consolidating two office locations.

She had a site meeting at Goodr headquarters along the Atlanta Beltline. Goodr is an award-winning innovative start up that uses Technology (an app) to locate Food Waste and Meal Waste from Hotels, Convention Centers, Restaurants, and Grocers to then transfer that food to Non-profits and Pantries that aid hunger, which is looking to expand its operations into Clayton County. Ms. Rocker-Wills also sent a business attraction package to retired NBA player Melvin Johnson, who is looking to bring a mixed-use concept to Clayton County, similar to one already developed in Sacramento. The project would be anchored by Fixin's restaurant.

She participated in a stakeholder interview for Aerotropolis Alliance. Ms. Rocker-Wills also reported that she is putting together a marketing package for data centers, as the State has increased incentives for this industry sector, and metropolitan Atlanta is one of the top five markets in the country for broadband width and fiber. Finally, she has scheduled the semi-annual investor tours for 2020. They are scheduled for Thursday, April 16, 2020, and Wednesday, September 9, 2020.

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

OLD BUSINESS

4. Updated Employee Handbook

Vice-Chair Deloach reported that the handbook is still under review.

5. Reconsideration of Application for Bond Financing from Anvil Ellenwood, LLC

5. Reimbursement Pursuant to Indemnification Policy

Chairman Vincent reported that former Board member Don McMillian had submitted invoices relating to the challenge to his removal, seeking reimbursement under the indemnification policy. Authority counsel confirmed that there is a suit pending. After a general discussion, upon motion by Eldrin Bell, seconded by Jean-Claude Bouget, it was:

RESOLVED: To approve reimbursement in the amount of \$16,135.30 pursuant to the indemnification policy. (Vote 5-0-1; Herman Andrews opposed).

6. Reconsideration of Indemnification Policy

Chairman Vincent presented a proposed revision to the existing indemnification policy. Helen McSwain inquired whether the policy included or referenced certain language in State legislation which has been referenced by the Superior Court in the recent litigation involving present and former Board members. Chairman Vincent asked Ms. McSwain to forward the language to which she referred to Authority counsel and the other Board members, and he asked all Board members to send any comments on the proposed revision to Authority counsel. After a general discussion, upon motion Regina Deloach, seconded by Helen McSwain it was unanimously:

RESOLVED: To table the matter until the next meeting.

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

NEW BUSINESS

7. Amended 2020 Budget

Chairman Vincent reported that there was some discussion about amending the budget for branding and marketing, and he asked to postpone discussion to the next meeting, in light of the current transition. After a general discussion, upon motion by Regina Deloach, seconded by Eldrin Bell it was unanimously:

RESOLVED: To table the matter until the next meeting.

8. Georgia Power Easement Requests

Chairman Vincent reported that there is a request from Georgia Power Company to grant certain easements across property owned by the Authority. Due to his employment, he recused himself from the discussion and vote. Vice-Chair Deloach presented the easements for consideration. Authority counsel noted that the subject property is part of a bond issue under which the Authority holds title pursuant to the bond documents; however, it is leased to the current occupant and user of the property. She recommended that the Authority consider approval of the requested easements conditioned upon discussion with the tenant, LTI, to ensure they have no objection and that the proposed easements will not interfere with their use of the property. After a general discussion, upon motion by Eldrin Bell, seconded by seconded by Jean-Claude Bouget, it was:

RESOLVED: To approve the requested easements conditioned upon discussion with the tenant, LTI, to ensure they have no objection and that the proposed easements will not interfere with their use of the property. Vote 5-1-0 (Larry Vincent abstained for cause).

9. Riverdale Power of Attorney Request

Authority counsel described the Recovery Zone bonds that were issued for the City of Riverdale which were part of the stimulus program during the recession. Under the Recovery Zone bond program, the City is eligible to receive a rebate of a portion of the interest paid on the bonds from the federal government. They are required to submit an application twice a year (to coincide with payments on the bonds). The City has requested a limited power of attorney to allow the City's consultant, Digital Assurance Certification, LLC, to discuss the requests to the IRS (specifically Form 8038-CP) for current and remaining periods on the term of the bond. Counsel noted that the City previously had requested a blanket power of attorney, but this request is specific

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

to the City's Recovery Zone bonds and the forms required to be submitted to the IRS. After a general discussion, upon motion by Eldrin Bell, seconded by Regina Deloach, it was unanimously:

RESOLVED: To approve the request for a limited power of attorney.

OTHER BUSINESS

1. Executive Session for the purpose of discussing real estate and personnel matters

Chairman Vincent noted the need to have an executive session for purpose of discussing real estate and personnel matters. After a general discussion, upon motion by Eldrin Bell, seconded by Herman Andrews it was unanimously:

RESOLVED: That the meeting be adjourned into executive session for purposes of discussing real estate and personnel matters.

Whereupon, the meeting adjourned into execution session at 6:32 p.m. (Sylvester Ford arrived 6:36 p.m.)

Upon motion by Regina Deloach, seconded by Helen McSwain, it was unanimously:

RESOLVED: That the open meeting reconvene.

Whereupon, the open meeting reconvened at 7:26 p.m.

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

2. Consideration of Items, if any, Discussed in Executive Session

a. Interim Executive Director

The Authority asked Erica Rocker-Wills to serve in the capacity of Interim Executive Director until the Authority can hire a new Executive Director. After a general discussion, upon motion by Eldrin Bell, seconded by Sylvester Ford, it was unanimously:

RESOLVED: For Erica Rocker-Wills to serve in the capacity of Interim Executive Director until the Authority can hire a new Executive Director.

b. Executive Director Search

The Authority will post the vacancy for the position of Executive Director. A hiring team (membership to be determined) will vet the applicants and will present their top recommendation(s) to the full Board, with the goal of having a new Executive Director in place in 30-60 days.

c. Real Estate

The Authority approved listing the property at 1630 Phoenix Blvd. for sale. The Authority also approved retaining the property at 4244 International Parkway under the current rental agreement with the State. After a general discussion, upon motion by Eldrin Bell, seconded by Helen McSwain, it was unanimously:

RESOLVED: To approved listing the property at 1630 Phoenix Blvd. for sale and retain the property at 4244 International Parkway under the current rental agreement with the State.

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

Chairman Vincent inquired as to whether there was any further business to come before the Board. There being no further business to come before the Board, upon motion by Eldrin Bell, seconded by Regina Deloach, it was unanimously:

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 7:32 p.m.



Herman Andrews, Secretary/Treasurer

-or-

Sylvester Ford, Assistant Secretary/Treasurer