

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

MINUTES OF REGULAR SESSION MEETING

TUESDAY, SEPTEMBER 8, 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, September 8, 2020, at 6:00 p.m., in the Lake City Community Center, 5471 Jonesboro Road, Lake City, Georgia.

Members present at the meeting were Regina Deloach, Chair; Herman Andrews, Vice-Chair; Jean-Claude Bourget, Secretary/Treasurer (by telephone); Sylvester Ford, Assistant Secretary/Treasurer; Deborah Green; Larry Vincent; Michelle Fuqua (by telephone); and Randy Burton. Also present were Authority counsel, M. Michelle Youngblood (by telephone); Tom Harrold, Miller Martin; and members of the public.

Call to Order and Welcome of Guests

Chair Deloach called the meeting to order at 6:02 p.m. and welcomed the guests.

Approval of Agenda

Chair Deloach presented the agenda and inquired as to whether there were any additions, changes, or deletions. There being none, upon motion by Herman Andrews, seconded by Sylvester Ford, it was unanimously:

RESOLVED: To approve the agenda as presented.

Approval of Minutes

The minutes of the August 11, 2020 regular session were presented. After a general discussion, upon motion by Larry Vincent, seconded by Sylvester Ford, it was unanimously:

RESOLVED: That the regular session minutes be and hereby are approved as presented.

The minutes of the August 11, 2020 executive session were presented. After a general discussion, upon motion by Sylvester Ford, seconded by Randy Burton, it was unanimously:

RESOLVED: That the executive session minutes be and hereby are approved as presented.

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The minutes of the July 28, 2020 special called meeting minutes were presented. After a general discussion, upon motion by Deborah Green, seconded by Herman Andrews, it was unanimously:

RESOLVED: That the special called meeting minutes be and hereby are approved as presented.

Approval of Treasurer's Report

Jean-Claude Bourget presented the Treasurer's report. He reported that the Authority's operating account opened the month with a beginning balance of \$5,148,150.85 and ended the month with a closing balance of \$5,100,188.55. After a general discussion, approval of the Treasurer's report was tabled until October.

Invest Clayton Project Report

Executive Director Larry Vincent reviewed projects year-to-date, including Mountain View and Project Next Door, a \$250 million redevelopment project. Work continues on Census 2020, including preparations for Census Day in Clayton County.

OLD BUSINESS

1. Economic Development Strategic Plan

Chair Deloach reported that work continues on the development of the new strategic plan.

2. Census 2020 Update

Herman Andrews reported that Clayton County is currently at a 56% response rate, which is lower than the response rate at this time in the 2010 (57%). The state is at a 63% response rate. The deadline originally was October 31, but now has been pushed up to September 30, 2020. The County receives funding based on number of residents, approximately \$6.7 million over 10 years, so it is vital that everyone responds to the census and do everything possible to encourage other residents to respond. Dr. Green noted that the importance of responding to the census is being emphasized in the school system, as well.

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3. Joint Meeting with BOC

Chair Deloach reminded the Board that it had held a joint meeting with the Clayton County Board of Commissioners back in 2019, and the agreement at that time was to meet again with a mediator to help facilitate the discussion. Chairman Turner has indicated that the Board of Commissioners is ready to move forward with the next joint meeting. She expects it to be scheduled within the next 30 days.

4. FedEx Transformers – 3120 Anvilblock Road Easement

Chair Deloach called on Authority counsel for a report. Ms. Youngblood reported that the property is owned by the Authority as part of a bond transaction, so Authority approval of the requested easement is required. Director Vincent noted that the requested easement will allow Georgia Power to install a new transformer. Ms. Youngblood noted that since the property is leased under the bond documents, it is appropriate to grant the easement if the tenant so requests. Chair Deloach confirmed that the tenant is aware. After a general discussion, upon motion by Herman Andrews, seconded by Regina Deloach, it was unanimously:

RESOLVED: That easement is approved as presented, and the officers be and hereby are authorized to execute and deliver the same.

5. Clayton County Chamber Networking Event

Chair Deloach reported that there is a networking event coming up in October, part of the ongoing Truist Networking Series. There is an opportunity to be the monthly sponsor for the October event. After a general discussion, upon motion by Randy Burton, seconded by Sylvester Ford, it was unanimously:

RESOLVED: The expenditure of \$1,000.00 was approved to serve as the monthly sponsor and to allow the Executive Director to attend the event.

6. FMG Billing

The matter was tabled until the October meeting.

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7. Southern Crescent Women in Business Request

Chair Deloach reminded the Board that this matter had come up at the August meeting. The event for which sponsorship is requested is September 17, 2020. After a general discussion, upon motion by Regina Deloach, seconded by Herman Andrews, it was

RESOLVED: A \$250.00 sponsorship was approved. Vote 5-1-2 (Jean-Claude Bourget abstained; Regina Deloach and Larry Vincent opposed).

NEW BUSINESS

1. DSP Rock Hill DC Project

Director Vincent presented an application for bond financing from SP/DSP Rock Hill Venture, LLC, seeking \$12 million in bond financing (total project cost \$14 million) for the construction of a 180,300 sf facility to be used as a distribution center, warehouse, or light manufacturing plant. It is project to be complete in July 2021 and employ approximately 50 individuals with an approximate annual payroll of \$2 million. The matter was tabled for further review due to late submission. The Authority expressed its willingness to hold a special called meeting if needed.

2. Unemployment Talking Points

Director Vincent reported that there has been a news story about the unemployment rate in Clayton County; both he and Chairman Turner had been contacted. He reported that the primary cause of the higher unemployment rate in the county is due to the impact of COVID-19 on the air travel industry and Hartsfield-Jackson Atlanta International Airport. Many of the jobs lost at the airport affected the Clayton County workforce. Director Vincent has prepared a summary of the responses to assist Board members if they receive questions.

OTHER BUSINESS

1. Executive Session

Chair Deloach noted that there was a need for an executive session to discuss personnel matters. Upon motion by Herman Andrews, seconded by Larry Vincent, it was unanimously:

RESOLVED: To adjourn into executive session for the purpose of discussing personnel and real estate matters.

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Whereupon, the meeting adjourned into executive session at 7:18 p.m.

The open meeting reconvened at 7:38 p.m.

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

After a general discussion, a one-time \$1,500.00 per employee bonus was approved in appreciation for those who continued to work during the COVID-19 pandemic shutdown. Erica Rocker-Wills and Lori Smith are the eligible employees who receive the bonus via payroll. Upon motion by Herman Andrews, seconded by Regina Deloach, it was unanimously:

RESOLVED: To pay a one-time employee bonus in the amount of \$1,500.00 who continued to work during the COVID-19 pandemic shutdown.

Chair Deloach inquired as to whether there was any additional business to come before the Board. There being no further business to come before the Board, upon motion, Herman Andrews, seconded by Regina Deloach, vote unanimously:

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 7:45 p.m.

Jean-Claude Bourget, Secretary/Treasurer

-or-



Sylvester Ford, Assistant Secretary/Treasurer