

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

MINUTES OF REGULAR SESSION MEETING

TUESDAY, DECEMBER 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, December 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; Sylvester Ford, Assistant Secretary/Treasurer (by telephone); Larry Vincent; Michelle Fuqua (by telephone); and Randy Burton. Also present were Authority counsel, M. Michelle Youngblood; Paul Unitas, Clorox; Carter Wood, E&Y; Sandy Zayac, Arnall Golden Gregory; and Sydney-Alyce Bourget, Business Development Manager.

Call to Order and Welcome of Guests

Chair Deloach called the meeting to order at 6:01 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. Director Vincent asked to hear New Business first, so the attendees for the Clorox 2021 project could depart thereafter. After a general discussion and, upon motion by Larry Vincent, seconded by Herman Andrews, it was unanimously:

RESOLVED: That the agenda be approved as amended.

Approval of Minutes

The minutes of the November 10, 2020 regular session meeting was presented. Jean-Claude Bourget noted that the new Business Development Manager was identified as Lindsey Bourget, instead of Sydney-Alyce Bourget. After a general discussion and, upon motion by Herman Andrews, seconded by Jean-Claude Bourget, it was unanimously:

RESOLVED: That the minutes be and hereby are approved as amended.

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Approval of Treasurer's Report

Treasurer Bourget presented the Treasurer's report. He presented the financial statements and reviewed the income and expenditures for the month of November. He noted that \$58,305 in annual fees were received. Director Vincent noted that \$390,000 had been transferred for the Clayton Cares Grant, which is being awarded to 145 small businesses and 21 charities. After a general discussion, upon motion by Herman Andrews, seconded by Larry Vincent, it was unanimously:

RESOLVED: That the Treasurer's report be approved as presented.

Invest Clayton Project Report

Director Larry Vincent reported that 2020 had been a banner year for the Authority, with approximately 30 projects considering Clayton County, with capital investment of over \$1 billion, and 7,000-15,000 new jobs. He also reported that the unemployment rate in Clayton County has dropped from 13.8% in May to 7.9% in October; Georgia's unemployment rate of 4.5% is better than the national average, due to the diversity in Georgia's economy. He also noted that the addition of the job posting section on the Authority's website had been very favorably received by both employers and job-seekers.

OLD BUSINESS

1. Economic Development Strategic Plan

Director Vincent reported that the impact of COVID-19 on the airport is the primary driver of the county's 13% unemployment rate. However, at any given time, there are approximately 25,000 job openings in the county, with wages ranging from \$17-50/hr. The Authority's website has been updated to include a button to help jobseekers locate those openings. He also reported that he is working on three new projects, including a Japanese manufacturer, a food grower, and a replacement for Gate Gourmet, in addition to the Clorox project.

2. Clayton Cares Grant Update

Director Vincent reported that the funds had been transferred, and the committee expects to begin issuing checks this week. It is possible that there may be another round of grants next year.

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3. Sponsorship Requests

Chair Deloach reported that the Authority has received several requests for support this month, primarily for organizations seeking toys for Christmas. After a general discussion, the Authority approved \$600.00 for each of the following organizations:

- a) Jonesboro High School Stuff the Bus. Upon motion by Herman Andrews, seconded by Larry Vincent, it was unanimously:

RESOLVED: To support the Jonesboro High School Stuff the Bus.

- b) Chairman Turner's Toy Drive for CASA. Upon motion by Jean-Claude Bourget, seconded by Larry Vincent, it was

RESOLVED: To support Chairman Turner's Toy Drive for CASA. Vote 6-1-0 (Herman Andrews abstained, since he currently serves on the CASA board).

- c) Commissioner Franklin Warner's support for Clayton County Public Schools Homeless Students. Upon motion by Herman Andrews, seconded by Sylvester Ford, it was unanimously:

RESOLVED: To support Commissioner Franklin Warner's support for Clayton County Public Schools Homeless Students.

- d) Grandparents taking care of Grandchildren Angel Tree. Upon motion by Sylvester Ford, seconded by Michelle Fuqua, it was unanimously:

RESOLVED: To support Grandparents Taking Care of Grandchildren Angel Tree.

- e) Club Excel (Riverdale) Toy Drive. Upon motion by Larry Vincent, seconded by Regina Deloach, it was unanimously:

RESOLVED: To support Club Excel (Riverdale) Toy Drive.

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NEW BUSINESS

1. Clorox 2021 Bond

Chair Deloach reported that Clorox has submitted an application for bond financing and introduced Paul Unitas from Clorox to discuss the project. The proposed bond is in the amount of \$65,000,000 for the expansion of existing facilities, including real property improvements to the main and west buildings and the installation of additional equipment for the production of disinfecting wipes and other products. The project will bring an additional 101 jobs. Mr. Unitas noted that the 2016 project had exceeded expectations, both in terms of capital investment and job creation. He also reported that the starting wage is \$22/hour, plus benefits, and typically increases to \$25-27/hour withing three years as employees acquire additional skills. After a general discussion upon motion by Herman Andrews, seconded by Larry Vincent, it was unanimously:

RESOLVED: That the application for bond financing and inducement resolution be and hereby are approved.

2. Proposed 2021 Budget

Chair Deloach reported that the current plan is to roll over the budget from 2020.

3. Recycled Shingle Solutions Bond

Authority counsel reported that this 2014 bond has been paid off, and the Company has submitted its notice of termination of lease and notice of the exercise of its option to purchase. She noted that no approval is required from the Authority, because all of these terms are part of the bond documents from the 2014 issue.

4. Lidl 2018 Bond

Authority counsel reported that Lidl is making its second and final draw on the bond issue approved in 2018.

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OTHER BUSINESS

1. Executive Session

Chair Deloach noted the need to have an executive session for the purpose of discussing real estate matters. Upon motion by Herman Andrews, seconded by Jean-Claude Bourget, it was unanimously:

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

Whereupon, the meeting adjourned into executive session at 7:08 p.m.

The open meeting reconvened at 7:43 p.m.

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

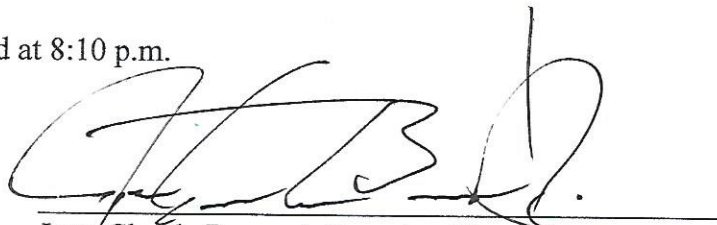
There were no items to discuss.

Chair Deloach inquired as to whether there was any additional business to come before the Board. Authority counsel noted that the Board of Assessors has not yet approved the tax memorandum for the Rock Hill bond project. The next meeting of the Board of Assessors is Wednesday, December 16, 2020, at 9:00 a.m. Director Vincent plans to attend the meeting with Authority counsel; other Board members are invited to attend the zoom meeting, as well.

There being no further business to come before the Board, upon motion by Larry Vincent seconded by Jean-Claude Bourget, it was unanimously:

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 8:10 p.m.



Jean-Claude Bourget, Secretary/Treasurer

-or-

Sylvester Ford, Assistant Secretary/Treasurer