

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

**MINUTES OF REGULAR SESSION MEETING**

**TUESDAY, DECEMBER 14, 2021**

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 14, 2021, 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; Randy Burton, Secretary/Treasurer; Mark Christmas, Assistant Secretary/Treasurer; Larry Vincent; Michelle Fuqua; Emma Godbee; and John Lampl. Also present was Authority counsel, M. Michelle Youngblood.

**Call to Order and Welcome of Guests**

Chair Deloach called the meeting to order at 6:01 p.m. She called on Mark Christmas for the invocation.

**1. Approval of Agenda**

Chair Deloach presented the agenda and inquired as to whether there were any additions, changes, or deletions. Director Vincent asked to add one item under New Business: 365 Total Marketing Community Guide. After a general discussion, and upon motion by Mark Christmas, seconded by Herman Andres, it was unanimously:

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

**2. Approval of Minutes**

The minutes of the November 9, 2021 regular session meeting were presented. After a general discussion, upon motion by Herman Andrews, seconded by Mark Christmas, it was unanimously:

**RESOLVED:** The minutes be approved as presented.

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The minutes of the December 7, 2021 special called meeting were presented. After a general discussion, upon motion by Emma Godbee, seconded by Herman Andrews, it was unanimously:

**RESOLVED:** The minutes be approved as presented.

**3. Approval of Treasurer's Report**

Treasurer Burton reviewed the financial statements. After a general discussion, upon motion by Mark Christmas, seconded by Regina Deloach, it was unanimously:

**RESOLVED:** That the Treasurer's report be approved.

**4. Invest Clayton Project Report**

Director Vincent reported that 2021 has been a strong year for the Development Authority. His office has worked on 26 new projects totaling over \$2 billion in capital investment and over 15,000 new jobs. Unemployment has declined to 3.9%, which is below the national average. Projects totaling approximately \$285 million have been developed this year, with \$107 million in projects financed. In 2022, his office will continue to work on the implementation of the Economic Development Strategic Plan, as well as developing a large business growth strategy. There also will be \$175 million in projects developed using ARPA funding.

**5. Clayton Works**

Director Vincent emphasized the decline in the unemployment rate to 3.9%, which is below the national average. Business Development Manager Sydney-Alyce Bourget will have a year-in-review summary in January.

**OLD BUSINESS**

**1. Ground Lease with Roman United**

Chair Deloach called on Authority counsel for a report. Ms. Youngblood reminded the Board that a portion of the property involved in the project still is subject to bond financing. Therefore, the land will be ground leased to Roman United until the bonds are paid off. After a

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general discussion, upon motion by Mark Christmas, seconded by Herman Andrews, it was unanimously:

**RESOLVED:** That the ground lease agreement be and hereby is approved as presented.

**2. Intergovernmental Agreement with City of Atlanta**

Chair Deloach called on Authority counsel for a report. Ms. Youngblood reported that there are two (2) parcels owned by the City of Atlanta which are adjacent to the property being developed in Mountain View by Gilbert Road Joint Venture. The intergovernmental agreement would allow the Authority to purchase those parcels from the City of Atlanta. She noted that the agreement still is subject to review and approval by the City of Atlanta. After a general discussion, upon motion by Herman Andrews, seconded by Mark Christmas, it was unanimously:

**RESOLVED:** That the intergovernmental agreement be and hereby is approved as presented.

**3. Letter of Agreement with Gilbert Road Joint Venture**

Chair Deloach called on Authority counsel for a report. Ms. Youngblood reported that the City of Atlanta parcels are surrounded by the property being developed by Gilbert Road Joint Venture. The proposed agreement would allow Gilbert Road Joint Venture to purchase the parcels from the Authority, to be incorporated into the development. After a general discussion, upon motion by Mark Christmas, seconded by Herman Andrews, it was unanimously:

**RESOLVED:** That the agreement be and hereby is approved as presented.

**NEW BUSINESS**

**1. Memorandum of Understanding with Goodwill of North Georgia**

Chair Deloach called on Director Vincent for a report. Director Vincent reported that this project will be funded with ARPA funds. Goodwill of North Georgia will establish a training center at Riverdale Towne Center to provide training for CDL and PCT certifications, as well as for microentrepreneurs. After a general discussion, upon motion by Herman Andrews, seconded by Emma Godbee, it was unanimously:

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**RESOLVED:** That the Memorandum of Understanding be and hereby is approved, with the addition of a preference for students who reside in Clayton County.

**2. Memorandum of Understanding with Accession Distribution Training & Staffing**

Chair Deloach called on Director Vincent for a report. Director Vincent reported that Accession will provide training for County residents in welding, forklift, and heavy equipment operation. After a general discussion, upon motion by Mark Christmas, seconded by Randy Burton, it was unanimously:

**RESOLVED:** That the Memorandum of Understanding be and hereby is approved as presented.

**3. Crabapple Landscaping Contract**

Chair Deloach called on Director Vincent for a report. Director Vincent presented a proposal from Crabapple Landscaping to design and install new landscaping at the Authority's office on Westwood Way. After a general discussion, upon motion by Randy Burton, seconded by Mark Christmas, it was unanimously:

**RESOLVED:** That proposal #24688 be and hereby is approved.

**4. Jonesboro High School Sponsorship**

Chair Deloach reported that Jonesboro High School Marching Cardinal Band has been asked by Governor Kemp to represent the State of Georgia at the 2022 National Independence Day Parade in Washington, D.C. The cost to travel and participate in the parade is \$575 per student or a total of \$150,000. She asked the Authority to consider sponsoring the Band for \$2,500.00. After a general discussion, upon motion by Mark Christmas, seconded by Herman Andrews, it was unanimously:

**RESOLVED:** To sponsor the Jonesboro High School Marching Cardinal Band's participation in the 2022 National Independence Day Parade in Washington, D.C. for \$2,500.00.

After further discussion, upon motion by Michelle Fuqua, seconded by Mark Christmas, it was unanimously:

**RESOLVED:** To increase the sponsorship by an additional \$2,500.00, for a total of \$5,000.00.

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**OTHER BUSINESS**

**1. Executive Session**

Chair Deloach asked to hold an executive session for the purpose of discussing personnel matters. Upon motion by Mark Christmas, seconded by Herman Andrews, it was unanimously resolved to enter into executive session for purpose of discussing personnel matters.

Whereupon, the meeting adjourned into executive session at 7:14 p.m.

The open meeting reconvened at 8:02 p.m.

**2. Consideration of Items Following Executive Session**

**a) First Amendment to Employment Agreement with Director Vincent**

After a general discussion, upon motion by Michelle Fuqua, seconded by Randy Burton, it was unanimously:

**RESOLVED:** That the employment agreement with Larry Vincent as Executive Director be revised as follows:

1. Change the termination date of the agreement to 2028;
2. Change the annual salary to \$185,000.00 and the car allowance to \$1,000.00 per month;
3. Delete items 11 and 12 from Section 4.1, and modify item 10 to end after "DACC";  
and
4. Delete paragraph II from Section 5.3.

Vote 6-1-0. (Larry Vincent abstained.)

**b) 2021 Annual Bonus for Director Vincent**

After a general discussion, upon motion by Mark Christmas, seconded by Regina Deloach, it was unanimously:

**RESOLVED:** To award an annual bonus to Larry Vincent as Executive Director at 20% of his 2021 annual salary (the sum of \$30,000.00).

Vote 6-1-0. (Larry Vincent abstained.)

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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 Authority, upon motion by Mark Christmas, seconded by Herman Andrews, it was unanimously:

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

Whereupon, the meeting adjourned at 8:08 p.m.

  
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Randy Burton, Secretary/Treasurer

OR

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Mark Christmas, Assistant Secretary/Treasurer