

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

**POST-MEETING SUMMARY
TUESDAY, MAY 10, 2022**

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, May 10, 2022, at 6:00 p.m., at 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; Emma Godbee; Michelle Fuqua; and John Lampl (by telephone at 6:04 p.m.). Also present was Authority counsel, M. Michelle Youngblood, and Business Development Manager Sydney-Alyce Bourget.

Call to Order and Welcome of Guests

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

1. Approval of Agenda

Chair Deloach presented the agenda and inquired as to whether there were any additions, changes, or deletions. She asked to add item 10 under New Business, Construction Ready Open House Luncheon. After a general discussion, the agenda was approved as amended. Motion by Mark Christmas, seconded by Randy Burton, vote unanimous.

2. Approval of Minutes

The minutes of the March 8, 2022 executive session meeting were presented. The minutes were approved as presented. Motion by Mark Christmas, seconded by Larry Vincent; vote unanimous.

The minutes of the April 12, 2022 regular session meeting were presented. The minutes were approved as presented. Motion by Herman Andrews, seconded by Emma Godbee; vote unanimous.

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3. Approval of Treasurer's Report

Randy Burton reviewed the financial statements. Upon motion by Mark Christmas, seconded by Larry Vincent, the Treasurer's report was approved. Vote unanimous.

4. Invest Clayton Project Report

Director Vincent reported that there has been an increase in the number of projects his office is working on, up from 15 projects last month to 17 this month, with a total of over \$1 billion in capital investment and over 10,000 new jobs. He reported that unemployment in the County is at 5%, due to people moving into the County. He is working with the County on the floorplan and layout of the business incubator. He also is working with the County's Small Business Mentoring Program.

5. Workforce Update

Sydney-Alyce Bourget reported that her office held a career fair for graduating seniors in conjunction with Clayton County Public Schools. Approximately 275 students and 40 employers participated. The plan is to hold similar fairs on a regular basis going forward, and not only for graduating seniors, but for younger students, as well, to help them identify career paths of interest.

She reported that this week is Economic Development Week. Chair Deloach noted that a calendar of activities had been distributed to the Board members. Thursday, May 12, is Development Authority Day at the Morrow Center from 10:00 a.m. – 2:00 p.m. She encouraged as many members as possible to attend.

Ms. Bourget reported that the Job Match program is expanding, so job seekers now have the ability to upload their resumes. Director Vincent reported that they are beginning to look at housing, mixed use and affordable housing, because that plays an important role not only in workforce development, but in economic development generally.

OLD BUSINESS

6. ARPA Funds Agreement

Director Vincent called on Authority counsel for a report. Ms. Youngblood reported that the agreement presented for consideration is between the Authority and the County, under which the County will provide \$1,175,000 in ARPA funds to be used for the training programs with Goodwill of North Georgia, Accession, and Construction Ready. Chair Deloach noted that the reference to Accession should not include a reference to Atlanta Area Technical School. After a

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general discussion, the Agreement was approved with the deletion of the reference to Atlanta Area Technical School. Motion by Herman Andrews, seconded by John Lampl; vote unanimous.

7. Archives Bond Update (USG Real Estate Foundation XIII, LLC project)

Authority counsel reported that the bonds were validated on May 9, 2022. Currently, the financing schedule calls for pricing on May 18, 2022, so there is a request that the Authority hold a special called meeting on May 19 to consider a supplemental bond resolution containing the details of the pricing. The special called meeting will be at 9:00 a.m. at the office on Westwood Way.

NEW BUSINESS

8. Arts Clayton

The Allan Vigil Golf Classic is coming up on June 24, 2022. Chair Deloach asked the Authority to consider sponsoring the event at the \$5,000.00 level. She also asked the Authority to consider joining Arts Clayton as a member, at a cost of \$5,000.00. There ensued a discussion about the benefits of membership, noting that almost every request for information Director Vincent receives asks for information about arts and recreation in the community. Director Vincent will seek additional information about whether membership includes participation in the Golf Classic and will follow up with the Board at an upcoming meeting.

9. DACC Public Purpose Corporation II

Chair Deloach called on Authority counsel for a report. Counsel reported that the project manager, Richard Buckley, had received the 2022-23 rent renewal letter from the State Properties Commission. However, the format of the letter has changed; it no longer specifies the total rent for the upcoming year, only the base rent. Ms. Youngblood explained that the total rent is comprised of two (2) components: base rent, which is set out in the rental agreement, and additional rent, which is based on the actual cost of operating the facility for the preceding year. Mr. Buckley had followed up with the State regarding the additional rent component. The response was that they were aware of the additional rent component but could not change every renewal letter to tailor it for additional rent. The consensus was to wait until the new fiscal year begins to confirm that the rent paid is for the correct amount, including both base rent and additional rent.

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10. Construction Ready Open House

Chair Deloach noted that Construction Ready will hold an open house at the Perry Learning Center on Thursday, May 12, 2022. They expect approximately 30-40 students from Clayton County Public Schools to attend the event. She asked the Board to consider sponsoring the luncheon at the open house. The cost for 40 people will be approximately \$400.00. After a general discussion, upon motion by Larry Vincent, seconded by John Lampl, it was resolved to approve the sponsorship of the open house luncheon at a cost of \$400.00. (Vote 7-1-0; Mark Christmas abstained since he is on the School Board.)

OTHER BUSINESS

1. Executive Session

Chair Deloach noted that there was no need for an executive session.

2. Consideration of Items from Executive Session

There were no items to discuss.

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, the meeting adjourned at 7:24 p.m. Motion by Mark Christmas, seconded by Larry Vincent, vote unanimous.

Randy Burton, Secretary/Treasurer

Mark Christmas, Assistant Secretary/Treasurer