

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

**POST-MEETING SUMMARY  
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 Sidney-Elise 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.

**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 hear New Business first, so the attendees for the Clorox 2021 project could depart thereafter. After a general discussion, the agenda was approved as amended. Motion by Larry Vincent, seconded by Herman Andrews, vote unanimous.

**2. Approval of Minutes**

The minutes of the November 10, 2020 regular session meetings was presented. Jean-Claude Bourget noted that the new Business Development Manager was identified as Lindsey Bourget, instead of Sidney-Elise Bourget. The minutes were approved with this revision. Motion by Herman Andrews, seconded by Jean-Claude Bourget, vote unanimous.

**3. 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 the \$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. Upon motion by Herman Andrews, seconded by Larry Vincent, the Treasurer's report was approved.

**DEVELOPMENT AUTHORITY OF CLAYTON COUNTY,  
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**4. 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**

Sylvester Ford reported that the Small Business Committee had expanded to include the Library System and the Chamber; there are a lot of organizations, including the Library System and Chamber, that have programs that benefit small businesses, but they are not well-known. The Committee emphasized the importance of cross-promotion of the various programs. Director Vincent reported on the Education Committee. He noted that the OneClayton website, a project of Leadership Clayton in recent years, assembled a lot of different resources, but it was not well-publicized. Chair Deloach reported that the Health and Wellness Committee had focused on the food desert that continues to exist in parts of the county. She has asked Clayton State University to make a presentation on the overall development of the strategic plan at the January meeting.

**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.

**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 – motion by Herman Andrews, seconded by Larry Vincent; vote unanimous;

**DEVELOPMENT AUTHORITY OF CLAYTON COUNTY,  
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- b) Chairman Turner's Toy Drive for CASA – motion by Jean-Claude Bourget, seconded by Larry Vincent; 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 – motion by Herman Andrews, seconded by Sylvester Ford, vote unanimous;
- d) Grandparents taking care of Grandchildren Angel Tree – motion by Sylvester Ford, seconded by Michelle Fuqua, vote unanimous; and
- e) Club Excel (Riverdale) Toy Drive – motion by Larry Vincent, seconded by Regina Deloach, vote unanimous.

**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 produces. 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, the application and inducement resolution were approved. Motion by Herman Andrews, seconded by Larry Vincent, vote unanimous.

**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 that there was a need for an executive session to discuss real estate matters. Upon motion by Herman Andrews, seconded by Jean-Claude Bourget, it was unanimously resolved to adjourn into executive session for the 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 Authority, the meeting adjourned at 8:10 p.m. Motion by Larry Vincent, seconded by Jean-Claude Bourget, vote unanimous.

Jean-Claude Bourget, Secretary/Treasurer