

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

**MINUTES OF REGULAR SESSION MEETING
TUESDAY, OCTOBER 9, 2018**

The regular monthly meeting of the Development Authority of Clayton County, Redevelopment Authority of Clayton County, and Urban Redevelopment Agency of Clayton County was held on Tuesday, October 9, 2018, at 5:00 p.m., in the Conference Room at the Clayton County Office of Economic Development, 1588 Westwood Way, Morrow, Georgia.

Members present at the meeting were Michael Edmondson, Chairman; Eldrin Bell, Vice-Chair; Ricky L. Clark, Jr., Secretary/Treasurer; Don McMillian, Assistant Secretary/Treasurer; Dr. Alieka Anderson (arrived 5:14 p.m.); Dr. Tim Gilrane; and Louis Johnson. Also present were Authority counsel, M. Michelle Youngblood; Chairman Jeffrey E. Turner, Clayton County Board of Commissioners; Commissioner-elect Demont Davis; Patrick Ejike, Director of Community Development, Clayton County; Madolyn Spann, interim zoning administrator, Clayton County; Deanna Murphy and Bill de St. Aubin, Sizemore Group; and members of the public.

Call to Order and Welcome of Guests

Chairman Edmondson called the meeting to order at 5:05 p.m. and welcomed the guests.

Approval of Agenda

Chairman Edmondson presented the agenda and inquired as to whether there were any additions, changes, and deletions. Chairman Edmondson asked to move item #2 (Nomination and Election of New Officers) under New Business to #4, move #3 (Termination of Agreement with Georgia Public Affairs) to #2, and add a new #3 Starr Agency Proposal. After a general discussion, the agenda was approved as amended. Upon motion by Don McMillian, seconded by Louis Johnson, it was unanimously:

RESOLVED: That the Agenda be approved as amended.

Approval of Minutes

Chairman Edmondson presented the minutes of September 11, 2018 regular meeting and September 28, 2018 special called meeting (regular and executive session), and inquired whether there were any additions, changes, or deletions. Authority counsel noted that there was no executive session on September 28, because there was not a quorum present, although the members present did meet following the special called meeting. After a general discussion, upon motion by Tim Louis Johnson, seconded by Tim Gilrane, it was:

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RESOLVED: That the minutes of September 11, 2018 regular meeting and September 28, 2018 special called meeting (regular session) be approved as presented. A copy is available in the Authority's office. Vote 5-1-0 (Ricky Clark abstained because he was not present at the September 28 special called meeting).

Approval of Treasurer's Report

Treasurer Ricky Clark reported that the Authority's operating account had an ending balance for the month of September of approximately \$5.6 million; the Castellini REBA Grant account had an ending of \$56.55; the Chime Solutions REBA Grant account had an ending of \$125.69, the Gateway account had an ending of \$104,556.00; and the Urban Redevelopment Agency account had an ending of \$24,253.83. Mr. Clark noted that, although the Authority had approved establishing a separate payroll account, to date, all payroll activities had been accounted for using journal entries from the operating account. Invoices for Freeman Mathis & Gary, LLP were approved in the amount of \$11,535.00; Calloway Title in the amount of \$2,760.00; Falcon Design Consultants in the amount of \$1,800.00; Creative Design, Inc. in the amount of \$785.00; Qualified Plan Administrators, Inc. in the amount of \$800.00; and reimbursements to Khalfani Stephens for expenses to attend IADC and GEDA conferences in the amount of \$1,450.15.

After a general discussion, upon motion by Eldrin Bell, seconded by Louis Johnson, it was unanimously:

RESOLVED: That the Treasurer's Report be approved and the Officers be and hereby are authorized to pay all invoices as presented.

OLD BUSINESS

1. Presentation: Final Draft of Mountain View and Old Dixie Highway Master Plans

Chairman Edmondson called on Deanna Murphy from Sizemore Group for a presentation. (Dr. Anderson arrived 5:14 p.m.) Ms. Murphy reported that the information being presented is the final draft of the plan. She reported that the Mountain View area is the best opportunity for bringing higher-paying jobs to the County, by capitalizing on the proximity of Hartsfield-Jackson Atlanta International Airport. She reported that stakeholder meetings and market studies had revealed demand for high end retail outlets, which would generate sales tax dollars. Class A office space and advanced manufacturing will attract higher-paying jobs,

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supported by the recommended educational use and mixed use residential. The entertainment district would attract visitors from the airport as well as hotels in the area.

For the Old Dixie node, the plan focuses on the proximity to Southern Regional Medical Center by creating a mixed-use medical district, with medical offices supported by housing, retail, restaurants, and greenspace. One primary feature key to successful development of the area is the realignment of the intersection of Old Dixie Highway and Tara Boulevard.

Ms. Murphy discussed next steps for short-term (100 days) and longer-term (1-5 years) implementation of the plans, including development of a zoning overlay in each district. Ricky Clark suggested that the overly requirements include architectural and design standards to include a focus on public art, and not merely height and use restrictions.

Chairman Edmondson asked the Authority to authorize Sizemore to make revisions to the final draft based on comments from the meeting, to present the final draft to the Authority for review, and then to present it to the Board of Commissioners in time for the November meeting. After a general discussion, upon motion by Ricky Clark, seconded by Alieka Anderson, it was unanimously:

RESOLVED: That Sizemore be and hereby is authorized to revise the final drafts of the Master Plans for Mountain View and Old Dixie, to present the final draft to the Authority for review, and then to present it to the Board of Commissioners in time for the November meeting.

2. Potential New Project – Non-Disclosure Agreement

Authority counsel M. Michelle Youngblood reported that the Authority frequently receives confidential information from potential prospects. The information is essential to evaluate the project, but the prospect desires to maintain the confidentiality of its proprietary information. Rather than allowing each prospect to present its own non-disclosure agreement, she recommended that the Authority consider adopting its own standard non-disclosure agreement. She presented a draft agreement similar to one used by the Georgia Department of Economic Development, which would be familiar to prospects who had worked with the State. After a general discussion, upon motion by Ricky Clark, seconded by Eldrin Bell, it was unanimously:

RESOLVED: That the non-disclosure agreement be and hereby is approved as presented.

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3. Development Authority of Clayton County 457 Plan

Authority counsel reported that the Development Authority of Clayton County 457 Plan had been established as previously authorized by the Board. The documents to be considered for approval are the adoption agreement, the plan document, and the plan summary. Documents approved. After a general discussion, upon motion by Alieka Anderson, seconded by Eldrin Bell, it was unanimously:

RESOLVED: That the 457 plan document, plan summary, and adoption agreement be and hereby are approved as presented.

4. Amendment to Intergovernmental Agreement with Clayton County

Chairman Edmondson discussed revisions to the intergovernmental agreement with Clayton County for economic development services. The proposed amendment would allow termination of the agreement by written agreement of the parties. It also would transfer to the Authority funds in the Mountain View Tax Allocation District and the Central Clayton Commercial Corridor Tax Allocation District. Financial Advisor Ed Wall and Authority counsel M. Michelle Youngblood explained what a tax allocation district is, how it is created, and the restrictions on the use of the funds in the district. Ms. Youngblood noted that, if approved, the funds from each TAD would be maintained in separate accounts and used exclusively within the territorial boundaries of the respective TAD. After a general discussion, upon motion by Don McMillian, seconded by Alieka Anderson, it was:

RESOLVED: That the first amendment to the intergovernmental agreement be and hereby is approved as presented.
Vote 6-0-1 (Ricky Clark opposed).

5. Follow-up: Real Estate Acquisition Services

Chairman Edmondson and Khalfani Stephens discussed the possibility of establishing a cadre of real estate agents to assist the Authority in acquiring real property as needed. At the moment, the recommendation is to use rights of first refusal. After a general discussion, upon motion by Alieka Anderson, seconded by Ricky Clark, it was unanimously:

RESOLVED: That the Authority pursue real estate acquisition services via RFQ.

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6. Pendleton Group

Chairman Edmondson reminded the Board that it previously had authorized a 4-month trial period with the Pendleton Group, upon preparation and execution of a contract approved by Authority counsel. Khalfani Stephens reported that his interactions with the Group in the last month had been less than satisfactory. Specifically, Mr. Stephens reported that they were not aligned with the vision for Clayton County going forward; they did not believe that the market supports companies in the targeted industries locating in Clayton County or the workers for those industries coming to Clayton County. As a result, he recommended the Authority consider an RFQ for other entities to assist with lead generation. After a general discussion, upon motion by Ricky Clark, seconded by Alieka Anderson, it was unanimously:

RESOLVED: That the Authority pursue similar lead generation services via RFQ.

NEW BUSINESS

1. Projects Report

Khalfani Stephens discussed the status of pending projects. Project Pineapple would bring over 120 jobs, and Project Double Double would be over 200 jobs.

2. Termination of Agreement with Georgia Public Affairs

Chairman Edmondson reported that he had received an email from John Clayton, Georgia Public Affairs, terminating the agreement with the Authority. He reported that he had spoke with Mr. Clayton, and Georgia Public Affairs intends to continue working through the end of October. The October invoice already submitted to the Authority would be the final invoice, according to Mr. Clayton. Authority counsel noted that the agreement had a 30-day termination provision, so notice on October 5 would be effective November 5. However, the Authority could consent to the early termination of the agreement on October 31, with no further payment due thereafter. After a general discussion, upon motion by Eldrin Bell, seconded by Alieka Anderson, it was:

RESOLVED: That the Authority consent to the early termination of the agreement on October 31, with no further payment due thereafter. Vote 6-1-0 (Ricky Clark stepped out of the meeting momentarily).

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3. Starr Agency Proposal

Chairman Edmondson reported that the Starr Agency, Inc. had been working with Georgia Public Affairs, and now proposes to work directly for the Authority to provide local lobbying and consulting services similar to those provided by Georgia Public Affairs on a month to month basis at a rate of \$3,500.00 per month. After a general discussion, upon motion by Tim Gilrane, seconded by Alieka Anderson, it was:

RESOLVED: That the Authority begin working with the Starr Agency as of November 1, 2018. Vote 5-0-2 (Ricky Clark, Eldrin Bell opposed).

4. Nomination and Election of Officers

Chairman Edmondson called for nominations from the floor for officers for the next year. Eldrin Bell nominated Ricky Clark for Chairman. Tim Gilrane nominated Michael Edmondson for Chairman. Alieka Anderson nominated Eldrin Bell as Vice-Chair. Don McMillian nominated Louis Johnson for Secretary/Treasurer. Louis Johnson nominated Don McMillian as Assistant Secretary / Treasurer. There being no further nominations, Chairman Edmondson called for a vote. For Ricky Clark as Chairman, the following members voted in favor: Eldrin Bell, Alieka Anderson, Louis Johnson, and Ricky Clark. For Eldrin Bell as Vice-Chair, Louis Johnson as Secretary/Treasurer, and Don McMillian as Assistant Secretary/Treasurer, the vote was unanimous.

OTHER BUSINESS

Chairman Edmondson reported that there was a personnel matter to be discussed in executive session.

1. Executive Session to Discuss Real Estate Matters

Upon motion by Don McMillian, seconded by Eldrin Bell, the Authority voted unanimously to adjourn into executive session for the purpose of discussing personnel matters. Adjourned into executive session at 7:35 p.m. Upon motion by Eldrin Bell, seconded by Louis Johnson, the Authority voted unanimously to reconvene the open meeting. The open meeting reconvened at 7:42 p.m.

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

Motion by Eldrin Bell, seconded by Louis Johnson, vote unanimous.

Mr. Stephens discussed the requested change in title for business development managers and compensation adjustments. After a general discussion, motion by Eldrin Bell, seconded by Louis Johnson, it was unanimously:

RESOLVED: Titles for new staff shall be Senior Business Development Manager (2 positions) instead of Business Development Manager, and the salary for each of these positions shall be \$78,000.00 per year, eligible for bonuses of up 15% of annual salary.

Chairman Edmondson inquired as to whether there was any additional business to come before the Board. There being none, upon motion by Don McMillian, seconded by Eldrin Bell, it was unanimously:

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 7:43 p.m.

OR

Ricky L. Clark, Jr., Secretary/Treasurer



Don McMillian, Assistant Secretary/Treasurer