

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

**POST-MEETING SUMMARY  
TUESDAY, JANUARY 8, 2019**

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, January 8, 2019, at 5:00 p.m., in the Community Room at the Clayton County Police Department, 7911 N. McDonough St., Jonesboro, Georgia.

Members present at the meeting were Eldrin Bell, Chairman; Louis Johnson, Secretary/Treasurer (by telephone); Don McMillian, Assistant Secretary/Treasurer; Dr. Tim Gilrane (arrived 5:11 p.m.); Larry Vincent; and Herman Andrews. Also present were Authority counsel, M. Michelle Youngblood; Chairman Jeffrey E. Turner, Clayton County Board of Commissioners; Commissioner Demont Davis, Clayton County Board of Commissioners; Khalfani Stephens, Executive Director; Erica Rocker-Wills and William Corbin, Senior Business Development Managers; and members of the public.

**Call to Order and Welcome of Guests**

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

**Approval of Agenda**

Chairman Bell presented the agenda and inquired as to whether there were any additions, changes, or deletions. After a general discussion, the agenda was approved as presented. Motion by Don McMillian, seconded by Eldrin Bell, vote unanimous.

**Approval of Minutes**

The minutes of the December 11, 2018 regular meeting (regular and executive session) were presented. The matter was tabled because at the time, there was not a quorum of members present who had attended the December meeting. (Dr. Gilrane had not yet arrived; Messrs. Vincent and Andrews were not on the Board and the time and expressed their intent to abstain.)

**Approval of Treasurer's Report**

Assistant Treasurer Don McMillian reported that the bank statements for December 2018 had not been received yet. He presented for payment the following invoices: \$1,522.50 to Fulton and Kozak for the DCA annual report of Authority finances; \$13.00 to Clayton County Print Shop for printing flyers; Sizemore Group (\$43,325.00, \$9,900.00, \$9,500.00, and \$3,000.00); Starr Agency for \$3,500.00; Clayton County Water Authority in the amount of \$23.26; and reimbursements to Khalfani Stephens in the amount of \$85.91, Erica Rocker-Willis

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in the amount of \$113.22, and William Corbin in the amount of \$137.06. It was the consensus of the Authority to table the report until the bank account balances were available.

**OLD BUSINESS**

**1. Update: Lake Spivey Restaurant District**

Mr. Stephens reported that the kick-off meeting for the market study is scheduled for January 14, 2019. However, at its January 2, 2019 meeting, the Board of Commissioners voted to impose a moratorium on all building and development applications for properties on Commission District 4 zoned Urban Village until June 30, 2019. Mr. Stephens reported that he is scheduling meetings with the Commissioners to ascertain their desires and intent for the area, before incurring additional costs associated with the market study. It was the consensus of the Authority to delay the market study until after Mr. Stephens meets with the Commissioner to determine how best to proceed.

**2. Update: Real Estate Acquisition Services**

Mr. Stephens reported that the Authority had posted an RFP on its website, and the County also had an RFP for real estate acquisition services. Mr. Stephens reported that the responses to the RFP on the Authority's website were not satisfactory, but the responses to the County's RFP should be in by the end of the month. It was the consensus of the Authority to wait until the responses to the County's RFP have come in.

**NEW BUSINESS**

**1. Election of Vice-Chair**

Herman Andrews nominated Larry Vincent. Mr. Vincent expressed a desire to familiarize himself with the current status prior to accepting the nomination. It was the consensus of the Authority to table the election until the February meeting.

**2. Projects Report**

Mr. Stephens reported that Clayton County is competing with one other southeastern state for Project Eagle, which would bring \$65 million in investments and an average wage of \$17/hour. He reported that he anticipates a letter of intent from a party interested in a ground lease in Mountain View to build a hotel on Authority-owned property. Mr. Stephens reported that, as a result of the November bus tour, there is interest in the Gateway property for the construction of commercial office and multi-family housing.

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**3. 2019 Conflict of Interest and Indemnification Resolutions**

Chairman Bell called on Ms. Youngblood, who presented the 2019 conflict of interest and indemnification resolutions. She reminded the Board that these resolutions are adopted annually. Motion by Don McMillian, seconded by Larry Vincent. Vote unanimous.

**4. Consider Policy Regarding Consultant Conflicts of Interest**

Chairman Bell reported that he will work with the Executive Director and Authority counsel to develop a recommendation for a policy to apply to all consultants working for the Authority. Authority counsel explained that the purpose of the policy is to require all Authority consultants to disclose work they may be doing for other clients that would constitute an actual or potential conflict with the work being performed for the Authority.

**OTHER BUSINESS**

**1. Discussion: Revisions to Employee Handbook**

Authority counsel explained that the handbook currently does not outline the procedure for employees to present grievances or complaints. It was the consensus of the Authority for counsel to make recommendations for options and prepare draft language reflecting the same.

**2. Discussion: Revisions to Application for Bond Financing**

Authority counsel explained that the application for bond financing spells out the formula for calculating Authority fees, and requires applicants to acknowledge that there are additional fees and costs that must be paid, including fees of Authority counsel and financial advisor. However, those fees may vary from one transaction to another, based on the specifics of each transaction. It was the consensus of the Authority for counsel to prepare additional language to be considered.

**EXECUTIVE SESSION**

Don McMillian asked to go into executive session to discuss potential litigation.

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**1. Executive Session to Discuss Potential Litigation**

Upon motion by Don McMillian, seconded by Tim Gilrane, the Authority voted unanimously to adjourn into executive session for the purpose of discussing potential litigation. Adjourned into executive session at 5:46 p.m. Upon motion by Don McMillian, seconded by Tim Gilrane, the Authority voted unanimously to reconvene the open meeting. The open meeting reconvened at 6:40 p.m.

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

Chairman Bell is meeting with Chairman Turner to discuss next steps going forward. It was the consensus of the Authority for Chairman Bell to meet with Dan McRae to obtain an opinion letter regarding the matter discussed in executive session and provide the same to the other Board members prior to the February meeting.

Chairman Bell inquired as to whether there was any additional business to come before the Board. There being none, the meeting adjourned at 6:43 p.m. Motion by Tim Gilrane, seconded by Herman Andrews, vote unanimous.

Louis Johnson, Secretary/Treasurer