

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

**POST-MEETING SUMMARY
TUESDAY, OCTOBER 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, October 8, 2019, at 6:00 p.m., in the Arbor Hall Auditorium, Clayton State University, 5823 Trammell Road, Morrow, Georgia.

Members present at the meeting were Eldrin Bell, Chairman; Louis Johnson, Secretary/Treasurer; Herman Andrews; Assistant Secretary/Treasurer; Tim Gilrane; Sylvester Ford; Michael Edmondson; Regina Deloach (arrived 6:08 p.m.); and Helen McSwain. Also present were Authority counsel, M. Michelle Youngblood; Khalfani Stephens, Executive Director; William Corbin and Erica Rocker-Willis, Senior Business Development Managers; Greg Hecht and Kirby Glaze; Chairman Jeffrey Turner and Commissioner DeMont Davis, Clayton County Board of Commissioners; and members of the public.

Call to Order and Welcome of Guests

Chairman Bell called the meeting to order at 6:02 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. There being none, the agenda was approved as presented. Motion by Louis Johnson, seconded by Sylvester Ford, vote unanimous.

Approval of Minutes

The minutes of the September 10, 2019 regular and executive session meetings were presented and approved as presented. Motion by Louis Johnson, seconded by Sylvester Ford, vote unanimous.

Approval of Treasurer's Report

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Louis Johnson presented the Treasurer's report. He reported that the operating account began the month of September with an opening balance of \$5,432,805.79. He reported that the Finance team had held its first meeting and developed a mission statement. They plan to meet monthly at first, then move to quarterly meetings.

He presented the balance sheet, income statement, and budget to actual comparison prepared by the Authority's accountant. It was the consensus of the Authority to table approval of the Treasurer's Report.

Project Summary

Khalfani Stephens presented an update on projects he and the staff have been working on. He reported that Project Eagle has selected Clayton County for its development. He reported that the site visit to the headquarters of Project Double Double next week, together with representatives of the State, went well; it was very helpful to be able to tell the company that the Authority supported the project. Clayton County is one of two finalists for the project; the other is Nashville, TN. The project would create 411 jobs and bring \$62 million in capital investment. Project Baker is a food production company with a minimum wage of \$15/hour. His office is working with the zoning administrator on approved uses at sites under consideration.

OLD BUSINESS

There was no old business to come before the Board. Mr. Stephens reported that the application for bond financing discussed at the September meeting had been removed from the agenda prior to publication at the request of the applicant.

NEW BUSINESS

There was no new business to come before the Board.

OTHER BUSINESS

**DEVELOPMENT AUTHORITY OF CLAYTON COUNTY,
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1. Executive Session for the purpose of discussing personnel, real estate and potential litigation

Khalfani Stephens noted the need to have an executive session for purposes of discussing personnel, real estate, and potential litigation. Motion by Helen McSwain, seconded by Tim Gilrane. Vote unanimous. Whereupon, the meeting adjourned into executive session at 6:15 p.m.

Upon motion by Louis Johnson, seconded by Tim Gilrane, it was unanimously resolved to reconvene the open meeting. Whereupon, the open meeting reconvened at 7:44 p.m.

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

The Authority voted to request a special called meeting or joint meeting with the Clayton County Board of Commissioners, and to include a mediator at such meeting, for the purpose of discussing the intergovernmental agreement and the Rainwood Apartments. Motion by Sylvester Ford, seconded by Helen McSwain. Vote unanimous.

The Authority voted to authorize conflict counsel, Greg Hecht, to respond to the letter from the attorney representing the Board of Commissioners to request a special called meeting or joint meeting with the Clayton County Board of Commissioners as described above. Motion by Tim Gilrane, seconded by Herman Andrews. Vote unanimous.

Chairman Bell inquired as to whether there was any additional business to come before the Board. There being none, the meeting adjourned at 7:53 p.m. Motion by Louis Johnson, seconded by Herman Andrews, vote unanimous.

Louis Johnson, Secretary/Treasurer