

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

**POST-MEETING SUMMARY
TUESDAY, SEPTEMBER 10, 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, September 10, 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; Larry Vincent, Vice-Chair; Louis Johnson, Secretary/Treasurer; Herman Andrews; Assistant Secretary/Treasurer; Sylvester Ford; Michael Edmondson; Regina Deloach (arrived 6:05 p.m.); and Helen McSwain (by telephone at 6:42 p.m., in person at 7:15 p.m.). Also present were Authority counsel, M. Michelle Youngblood; Khalfani Stephens, Executive Director; William Corbin and Erica Rocker-Willis, Senior Business Development Managers; Anshul Wesley, Authority accountant; Greg Hecht and Kirby Glaze; and members of the public.

Call to Order and Welcome of Guests

Chairman Bell called the meeting to order at 5:06 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. Larry Vincent asked to discuss potential litigation in executive session. Mr. Stephens noted that there already is an executive session scheduled for the purpose of discussing potential litigation. There being no further additions, changes, or deletions, the agenda was approved as presented. Motion by Larry Vincent, seconded by Sylvester Ford, vote unanimous.

Approval of Minutes

The minutes of the August 13, 2019 regular and executive session meetings were presented and approved as presented. Motion by Larry Vincent, seconded by Louis Johnson. Vote 5-1-0 (Michael Edmondson abstained).

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 April with an opening balance of \$5,491,726.08. There were deposits totaling \$667.92, checks totaling \$29,959.70 and withdrawals totaling \$29,628.52, leaving a closing balance of \$5,432,805.79. He introduced the Authority's accountant, Anshul Wesley, who reviewed year to date balance sheets, income statement, and budget to actual comparison. Mr. Johnson also recommended forming a Finance committee, to be comprised of the Treasurer, Assistant Treasurer, Executive Director, Authority accountant, and two additional Board members. It was the consensus of the Authority to form the Finance Committee as recommended. The Treasurer's report was approved as presented. Motion by Sylvester Ford; seconded by Regina Deloach. Vote unanimous.

Project Summary

Khalfani Stephens presented an update on projects he and the staff have been working on. He is making a site visit to the headquarters of Project Double Double next week, together with representatives of the State. 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 Juggernaut is a current Clayton County business looking to relocate, because their current location has been sold. Mr. Stephens and his staff have helped them identify another location which will bring an additional \$2 million in capital investment and 8 new jobs. Project Bridge to Equity is a neighborhood project where a doctor plans to create a wellness facility. Project Silverscreen 2 is looking to build a sound stage and mixed use facility.

OLD BUSINESS

4. New CRM system

Mr. Stephens reported that his office had tested a trial version of the software (without customization) and finds that it is suitable for their needs as is, without customization. The Authority approved the purchase of four (4) licenses at a total cost of \$4,001.66. Motion by Sylvester Ford; seconded by Louis Johnson. Vote unanimous.

5. Sponsorship requests Chairman's Ball

Mr. Stephens reported that Chairman Turner's Third International Ball will be held on September 28, 2019, to celebrate the diversity in Clayton County. Proceeds from the event benefit Marvelous Light Empowerment Association, Inc., a nonprofit organization overseeing Woman University, which provides services, educational opportunities, and resources to equip

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women to become community leaders and business owners. After a general discussion, upon motion by Sylvester Ford, seconded by Herman Andrews, it was approved to sponsor the Ball at the silver level (\$2,250.00). Vote 5-0-2 (Eldrin Bell, Michael Edmondson opposed.)

NEW BUSINESS

6. Application for Bond Financing: IMKB9 Property, LLC

Mr. Stephens presented the application for bond financing for a hotel located in College Park. He reported that the City of College Park and the Authority previously denied applications for bond financing for this project. The developer was present in the audience and reported that this is a different project from the previous application, this one for a second hotel, a 300-room Sheraton. Mr. Edmondson reported that the City of College Park had indicated that it was not in favor of bond financing for this project for the same reasons as the one last year, including that there is development ongoing in the area and no need to reduce the tax base to incentivize development. Ms. Deloach reported a similar understanding from the City of College Park. The developer reported that the land has been acquired and stormwater permits applied for, but “things will not take place” if the bond financing is not approved (no detail on specifically what things). It was the direction of the Authority to Mr. Stephens to investigate further and bring the matter back to the Board at the next meeting.

7. Resolution encouraging Project Double Double

Mr. Stephens reminded the Board that this project is a food manufacturer, which would bring \$62 million in capital investment and 411 new jobs. Clayton County is a finalist competing against Nashville, TN. Mr. Stephens and representatives of the State are visiting company headquarters next week. He reported that Authority support for the project would influence other support for the project, and he recommended that the Authority express its support. The Authority voted to accept the recommendation of the Executive Director and express support for the project. Motion by Sylvester Ford; seconded by Louis Johnson. Vote 6-0-1 (Michael Edmondson opposed).

8. RFP for 5711 Jonesboro Rd.

This discussion was deferred to executive session.

9. Settlement offer on Rainwood rent

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Mr. Stephens reported that there has been another offer to settle outstanding rent owed. He reported that the statute of limitations for collections is 6 years. He recommended that the Authority accept the proposed offer and approve a schedule for acceptable offers going forward (75% of the amount owed for debt less than 2 years old, 50% of the amount owed for debt more than 2 years old). After a general discussion, upon motion by Larry Vincent, seconded by Eldrin Bell, it was unanimously resolved that the Authority accept the recommendations of the Executive Director, approve the proposed settlement, and approve the proposed schedule setting the percentages for acceptable offers that do not require further approval by the Authority.

OTHER BUSINESS

1. Executive Session for the purpose of discussing real estate and potential litigation

Khalfani Stephens noted the need to have an executive session for purposes of discussing real estate and potential litigation. Motion by Louis Johnson, seconded by Larry Vincent. Vote unanimous. Whereupon, the meeting adjourned into executive session at 6:49 p.m.

Upon motion by Louis Johnson, seconded by Larry Vincent, it was unanimously resolved to reconvene the open meeting. Whereupon, the open meeting reconvened at 8:04 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 for the purpose of discussing the development of a common economic development plan for the County and the formation of a working group to prepare the same. Motion by Michael Edmondson, seconded by Louis Johnson. Vote unanimous.

The Authority voted to authorize the Chairman to reach out to the Board of Commissioners to request a special called meeting or joint meeting with the Clayton County Board of Commissioners for the purpose of discussing the development of a common economic development plan for the County and the formation of a working group to prepare the same. Motion by Sylvester Ford, seconded by Regina Deloach. 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 8:10 p.m. Motion by Louis Johnson, seconded by Herman Andrews, vote unanimous.

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Louis Johnson, Secretary/Treasurer