

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

**MINUTES OF REGULAR MEETING
WEDNESDAY, DECEMBER 13, 2017**

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 Wednesday, December 13, 2017, 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; Dr. Don McMillian, Assistant Secretary-Treasurer (departed 6:13 p.m.); Dr. Tim Gilrane; Dr. Alieka Anderson (arrived 5:19 p.m.); and Louis Johnson. Also present were Authority counsel, M. Michelle Youngblood; Authority Financial Advisor, Ed Wall; and Bill Keir, Deputy Director, and Tamara Patridge, Clayton County Office of Economic Development. Also present were guests Judy McManus, Berkadia; and members of the public.

Call to Order and Welcome of Guests

Chairman Edmondson called the meeting to order at 5:08 p.m.

Approval of Agenda

Chairman Edmondson presented the agenda and inquired as to whether there were any additions, changes, or deletions. Ricky Clark asked to add an executive session to discuss real estate and personnel matters. Chairman Edmondson asked to delete item #4 under Old Business. After a general discussion, upon motion by Ricky Clark, seconded by Eldrin Bell, it was unanimously:

RESOLVED: That the Agenda be approved as amended.
(Dr. Anderson absent)

Approval of the Minutes:

- **November 9, 2017 Special Called Meeting;**
- **November 14, 2017 Regular Session Meeting; and**
- **December 4, 2017 Urban Redevelopment Agency Special Called Meeting**

Chairman Edmondson presented the minutes and inquired as to whether there were any additions, changes, or deletions. After a general discussion, it was the consensus of the Authority to prepare meeting summaries rather than draft minutes following each meeting.

Upon motion by Ricky Clark, seconded by Eldrin Bell, it was unanimously:

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RESOLVED: That the minutes of the November 9 Special Called Meeting, November 14 Regular Session Meeting, and December 4, 2017 Special Called Meeting, be approved as presented. A copy is available in the Authority office.
(Dr. Anderson absent).

Treasurer's Report

Chairman Edmondson called on Treasurer Ricky Clark for a report. Mr. Clark reported that the Authority's operating account ended the month of November with a balance of approximately \$1,200,000.00. The University Station/Gateway account had a balance of approximately \$104,566.00; the Chime Solutions account had approximately \$125.69; and the Castellini account had approximately \$56.55. He also reported that there were 4 invoices recommended for approval: Sizemore Group, LLC in the amount of \$635.00; Jacobs Engineering in the amount of \$15,500.00; Freeman Mathis & Gary in the amount of \$3,540.00; and Carvir Group in the amount of \$9,000.00. Upon motion by Don McMillian, seconded by Eldrin Bell, it was unanimously:

RESOLVED: That the Treasurer's Report be approved as presented and that the invoices presented be and hereby are authorized for payment, and the officers are authorized to pay the same.

OLD BUSINESS

1. Lake Spivey Parkway CID Feasibility Study

Chairman Edmondson called on Don McMillian for a report. Dr. McMillian reported that the Highway 138 corridor contained improved commercial property with an assessed value of approximately \$36.5 million. The Mt. Zion corridor, including the Kaiser facility, up to the City of Morrow, contained improved commercial property with a value of approximately \$25.25 million. He noted that, even combined, the total was \$50 to \$60 million, but approximately half of that value was in two properties alone. It is his opinion that CID was not viable without those 2 properties. After a general discussion, upon motion by Don McMillian, seconded by Eldrin Bell, it was

RESOLVED: That the Authority take no further action with respect to the CID at this time. Vote 6-0-1 (Ricky Clark opposed).

2. Annual Membership to Aerotropolis Atlanta Alliance

Chairman Edmondson reported that the Alliance was formed approximately 3 years ago as a non-profit entity. The Development Authority contributed \$25,000 in seed capital as one of the founding members. He reported that over time, that amount has been converted into annual

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dues. He reported that membership at the \$25,000 level allowed the Authority to have a seat on the Board and the Executive Committee. However, membership at the \$10,000 level also included seats at the Board and the Executive Committee. After a general discussion, upon motion by Ricky Clark, seconded by Eldrin Bell, it was unanimously

RESOLVED: That 2018 Annual Membership at a \$10,000 level be and hereby is approved, and the officers be and hereby are authorized to pay the same.

EXECUTIVE SESSION

Chairman Edmondson noted that there was a need for an Executive Session for the purpose of discussing real estate and personnel matters. Upon motion by Eldrin Bell, seconded by Tim Gilrane, it was unanimously:

RESOLVED: That the meeting adjourn into Executive session for the purpose of discussing real estate and personnel matters.

Whereupon, the open meeting adjourned into executive session at 5:43 p.m.

Upon motion by Eldrin Bell, seconded by Louis Johnson, it was unanimously:

RESOLVED: That the open meeting reconvene.

Whereupon, the open meeting reconvened at 6:11 p.m.

Ricky Clark moved that the Authority accept the recommendation of Berkadia regarding the sale of the Rainwood Apartments. Upon motion by Ricky Clark, seconded by Alieka Anderson, it was unanimously:

RESOLVED: That the Authority accept the recommendation of Berkadia regarding the sale of the Rainwood Apartments, and the officers be and hereby are authorized to execute all documents necessary to effectuate the same.

OLD BUSINESS
(continued)

3. Annual Membership to Clayton County Chamber of Commerce

Chairman Edmondson reported that he had met with Jeremy Stratton regarding the value of the Authority's membership in the Clayton County Chamber of Commerce. He reported that

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the Chamber has made a proposal to be more actively involved in the business retention and expansion efforts in the County for an annual membership of \$10,000. After a general discussion, Eldrin Bell moved to pay annual dues of \$3500, as in previous years, and allow the new Executive Director to determine any additional services that will be beneficial. Tim Gilrane seconded the motion, but it was subsequently rescinded by Mr. Bell. After further discussion, upon motion by Ricky Clark, seconded by Alieka Anderson, vote unanimous.

RESOLVED: That the Authority participate in the Clayton County Chamber of Commerce for a membership level of \$5,000, with no additional sponsorship for any additional services or events in 2018. (Don McMillian absent).

NEW BUSINESS

1. Consideration of Professional Services for Master Planning (on demand) services


Chairman Edmondson called on Ricky Clark for a report. Mr. Clark discussed the benefit of having a master planner available on demand as projects came before the Authority. It was his recommendation to engage TSW. He noted that there was no contract to be executed at this time. TSW would present an agreement specific to each project, outlining the scope of work and the cost for each project, to be considered by the Authority separately. After a general discussion, upon motion by Ricky Clark, seconded by Alieka Anderson, it was unanimously:

RESOLVED: To retain the services of TSW for master planning and design services on demand (the scope and cost of each project would be presented and approved individually). (Don McMillian absent).

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

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 6:35 p.m.



Ricky L. Clark, Jr., Secretary/Treasurer