

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

**MINUTES OF REGULAR SESSION MEETING
TUESDAY, JULY 10, 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, July 10, 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; Alieka Anderson; Louis Johnson and Tim Gilrane. Also present were Authority counsel, Jack R. Hancock; and Khalfani Stephens, Executive Director of the Development Authority of Clayton County. Also present were guests Dr. Fields; Valerie Fuller, Jeremy Stratton, Clayton County Chamber of Commerce; and Bill de St. Aubin and Deanna Murphy, Sizemore Group; and members of the public.

Call to Order and Welcome of Guests

Chairman Edmondson called the meeting to order at 5:00 p.m. and introduced Khalfani Stephens as the new Executive Director of the Development Authority of Clayton County.

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 consideration for payment of two (2) additional invoices: Atlanta Coach Walk and EPIC Insurance Brokers for renewal of liability insurance policy. After a general discussion, upon motion by Eldrin Bell, seconded by Tim Gilrane, it was unanimously:

RESOLVED: That the Agenda be approved as amended.

Approval of Minutes

Chairman Edmondson presented the minutes of the regular meeting on June 12, 2018 (regular and executive session), and inquired whether there were any additions, changes, or deletions. After a general discussion, upon motion by Tim Gilrane, seconded by Eldrin Bell, it was unanimously:

RESOLVED: That the minutes of the regular meeting on June 12, 2018 (regular and executive session) be approved as presented. A copy is available in the Authority's office.

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Chairman Edmondson presented the minutes of the special called meeting on June 21, 2018 (regular and executive session), and inquired whether there were any additions, changes, or deletions. After a general discussion, upon motion by Eldrin Bell, seconded by Ricky Clark, it was unanimously:

RESOLVED: That the minutes of the special called meeting on June 21, 2018 (regular and executive session) be approved as presented. A copy is available in the Authority's office.

Approval of Treasurer's Report

Treasurer Ricky Clark reported that the Authority's operating account ended the month of June with a balance of approximately \$5.5 million; the University Station account had an ending balance of approximately \$104,535.92; the Castellini REBA grant account had a balance of \$56.55, and the Chime Solutions REBA grant account had a balance of \$125.69. He also reported that the Urban Redevelopment Agency has a balance of \$24,251.80. Mr. Clark presented for approval invoices for Freeman Mathis & Gary, LLP in the amount of \$11,425.00 (operating account); and Piper Jaffray in the amount of \$2,500.00 (financial services); Atlanta Coach Walk in the amount of \$380.00; and EPIC Insurance Brokers in the amount of \$16,829.60 to renew the Authority's umbrella liability policy. After a general discussion, upon motion by Eldrin Bell, seconded by Alieka Anderson, it was unanimously:

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

OLD BUSINESS

1. Introduction of Executive Director, Khalfani Stephens

Chairman Edmondson introduced Khalfani Stephens as the new Executive Director of the Authority and asked Mr. Stephens to address the Board. Mr. Stephens expressed his enthusiasm to move the Authority forward.

2. Update: Master Planning Services for Mountain View and Old Dixie Highway - Sizemore

Chairman Edmondson called on Deanna Murphy, Sizemore Group, for a report. Ms. Murphy and Bill de St. Aubin made a presentation about progress on the master planning process in the past month.

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NEW BUSINESS

1. Presentation: Clayton County Chamber of Commerce Strategic Plan

Chairman Edmondson called on Bernard Franks, Clayton County Chamber of Commerce, for a report. Mr. Franks, Jeremy Stratton, and Dr. Seals presented the Chamber's strategic plan. There ensued a discussion about partnership opportunities between the Chamber and the Authority

2. Consider addendum to DACC Master Plan to include transportation services by Stantec

Chairman Edmondson asked the Authority to consider an addendum to the Master Plan to include transportation services. The additional work will be performed by Stantec.

After a general discussion, upon motion by Don McMillian, seconded by Alieka Anderson, it was:

RESOLVED: That the addendum of the Master Plan to include transportation services by Stantec be approved.

3. Consent to provide authorization for Executive Director to submit budget proposal for FY2018 – 2019 to include recommendations for staffing structure.

The Authority discussed potential budget items, including a faculty grant and a revolving loan program, as well as financial control and policies. It was the consensus of the Authority to bring the matter back for further review and discussion.

4. Consent to provide authorization for Executive Director to work with BOC for website updates

The Authority authorized the new Executive Director to work with County staff on updates to the Authority website. The Authority also determined that its intern should report to Mr. Stephens.

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OTHER BUSINESS

1. Executive Session to Discuss Personnel Matters

Chairman Edmondson noted that there was a need for an Executive Session for the purposes of discussing personnel matters. Upon motion by Eldrin Bell, seconded by Louis Johnson, it was unanimously:

RESOLVED: To adjourn into executive session for the purposes of discussion personnel matters.

Whereupon, the open meeting adjourned into executive session at 6:10 p.m.

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

RESOLVED: That the open meeting reconvene.

Whereupon, the open meeting reconvened at 6:49 p.m.

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

After a general discussion, upon motion by Ricky Clark, seconded by Tim Gilrane, it was unanimously:

RESOLVED: To have Clayton County invoice the payment for the cost of all benefits, that County employees will remain County employees for the time being and the County will invoice the Authority in the interim.

After a general discussion, upon motion by Ricky Clark, seconded by Tim Gilrane, it was unanimously:

RESOLVED: That the Authority adopt a Deferred Compensation Plan, with a 100% match up to 5% of the employee's salary, with enrollment at time of hire.

After a general discussion, upon motion by Ricky Clark, seconded by Tim Gilrane, it was unanimously:

RESOLVED: That any employee previously employed by Clayton County in the Office of Economic Development and hired by the Authority shall receive annual and sick leave in an

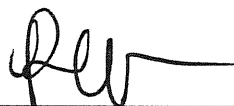
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amount equal to the amount held by each such employee upon termination of employment from Clayton County (excluding any payout made by Clayton County).

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

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 6:50 p.m.



Ricky L. Clark, Jr., Secretary/Treasurer

OR

Don McMillian, Assistant Secretary/Treasurer