

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

**MINUTES OF REGULAR SESSION MEETING  
TUESDAY, JUNE 12, 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, June 12, 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; Ricky L. Clark, Jr., Secretary/Treasurer; Don McMillian, Assistant Secretary/Treasurer; and Dr. Tim Gilrane. Also present were Authority counsel, M. Michelle Youngblood; Ed Wall, financial advisor; Bill Keir, Deputy Director, Office of Economic Development; 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 5:02 p.m.

**Approval of Agenda**

Chairman Edmondson presented the agenda and inquired as to whether there were any additions, changes, or deletions. Chairman Edmondson reported that the Chamber of Commerce had asked to table their presentation until the July meeting. Authority counsel noted that there were minutes to be approved from the May 30 special called meeting (regular and executive sessions), in addition to the minutes from the May 8 regular meeting. After a general discussion, upon motion by Don McMillian, seconded by Ricky Clark, it was unanimously:

**RESOLVED:** That the Agenda be approved as amended.

**Approval of Minutes**

Chairman Edmondson presented the minutes of the regular meeting on May 8, 2018 (regular and executive session), and inquired whether there were any additions, changes, or deletions. After a general discussion, upon motion by Ricky Clark, seconded by Tim Gilrane, it was unanimously:

**RESOLVED:** That the minutes of the regular meeting on May 8, 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 regular meeting on May 30, 2018 (regular and executive session), and inquired whether there were any additions, changes, or deletions. After a general discussion, upon motion by Ricky Clark, seconded by Don McMillian, it was unanimously:

**RESOLVED:** That the minutes of the regular meeting on May 30, 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 May 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. After a general discussion, upon motion by Don McMillian, seconded by Tim Gilrane, it was unanimously:

**RESOLVED:** That the Treasurer's Report be approved.

Mr. Clark reported that as the Authority takes on staff, with the accounting or bookkeeping responsibilities that accompany payroll and benefits, and the increased activity by the Authority, he recommended that the Authority again look at hiring an outside bookkeeper. After a general discussion, it was the consensus of the Authority to seek quotes from local CPA firms (as professional services contracts), Loggins Kern McCombs, one of the firms that responded to the request for proposals last year, and Whaley Hammons Tomasello.

**OLD BUSINESS**

**1. Update on Intergovernmental Agreement**

Chairman Edmondson reported that the Board of Commissioners approved the intergovernmental agreement with the Authority regarding economic development services at the meeting on May 15, 2018.

**2. Update on consent to selection of finalist for Executive Director position**

Chairman Edmondson reported that the Board of Commissioners had consented to the selection of Khalfani Stephens as finalist for the position of Executive Director. He reported that Mr. Stephens' name had been published as finalist on June 6, 2018. There will be a special

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called meeting on June 21, 2018, at 9:00 a.m. to consider hiring Mr. Stephens and approving his employment agreement

**3. Update on Legislative Request to Board of Commissioners for release of net proceeds from sale of Rainwood Apartments**

Chairman Edmondson reported that a resolution authorizing the release of the net proceeds from the sale of the Rainwood Apartments is on the agenda for the June 19, 2018 meeting of the Board of Commissioners. He reminded the Authority that the bond covenants require County approval of the disposition of the net proceeds. He has circulated a draft of the proposed resolution to the Authority members.

**4. Update on payroll and retirement benefits for new Authority staff**

Chairman Edmondson reported that ADP and Nationwide should be ready for the Authority to have staff by June 21, 2018. It was the consensus of the Authority to mirror the 2-week pay cycle observed by Clayton County, for ease of administering insurance benefits that will come through the County. Financial Advisor Ed Wall reported that he had been in discussions with County CFO Ramona Bivins and others in her office regarding the handling of reimbursement. It was the consensus of the Authority for the County to send invoices monthly.

**5. CC Kitchens, LLC: Consider approval of Bond Resolution**

Authority counsel Michelle Youngblood and financial advisor Ed Wall reported that CC Kitchens had agreed to the terms of the clawback provisions approved by the Authority. Mr. Wall reported that the Authority's issuance fee is \$27,625. After a general discussion, upon motion by Ricky Clark, seconded by Don McMillian, it was unanimously:

**RESOLVED:** That the bond resolution be approved as presented.

**6. Presentation on Master Planning Services for Mountain View and Old Dixie Highway**

Chairman Edmondson introduced Bill de St. Aubin and Deanna Murphy from Sizemore Group for a presentation. Ms. Murphy discussed the progress to date: creation of maps of each respective area, meetings with key stakeholders, and preparation of schedule. She reviewed key upcoming dates: design workshop and community open house July 25-26, 2018; advisory team meeting and community open house September 11, 2018; and final advisory team meeting October 9, 2018. The final master plan should be delivered by the end of October 2018.

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**NEW BUSINESS**

**1. Consideration of application for bond financing from Lidl US Operations, LLC**

Ricky Clark discussed the application for bond financing from Lidl US Operations, LLC. He explained that Lidl is a German grocery store chain interested in locating in Jonesboro. They are looking at a 26,000 sq. ft. facility offering fresh products, with a license to sell beer and wine. The project is estimated at \$12-14 million and should bring 35-50 new jobs. Mr. Clark reported that several other locations in metro Atlanta had been rejected, but the company is still interested in Clayton County. They are requesting a 5-year incentive period starting at 50% and reducing by 10% per year. After a general discussion, upon motion by Don McMillian, seconded by Tim Gilrane, it was:

**RESOLVED:** That the application for bond financing be approved.

**2. DACC Public Purpose Corporation II: Consider special draw request (HVAC replacement)**

Chairman Edmondson reported that the property manager needed to replace an HVAC unit at the property. However, the manager can not make a draw over \$10,000.00 without approval. The cost of the HVAC unit is \$9,383.54, which, when added to the regular monthly expenses, exceeds that threshold. The manager has requested approval of a special draw in the amount of \$9,383.54 for the cost to replace the HVAC unit. After a general discussion, upon motion by Ricky Clark, seconded by Tim Gilrane, it was:

**RESOLVED:** That the special draw request be approved, the officers be and hereby are authorized to execute the same, and the Trustee be and hereby is authorized to disburse the sum of \$9,383.54 to the manager.

**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 Ricky Clark, seconded by Don McMillian, it was unanimously:

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

Whereupon, the open meeting adjourned into executive session at 5:56 p.m. Upon motion by Don McMillian, seconded by Tim Gilrane, it was unanimously:

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**RESOLVED:** That the open meeting reconvene.

Whereupon, the open meeting reconvened at 6:06 p.m.

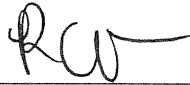
2. **Consideration of Items, if any, Discussed in Executive Session**

None.

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

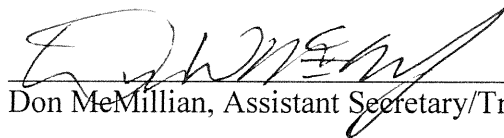
**RESOLVED:** That the meeting be adjourned.

Whereupon, the meeting adjourned at 6:07 p.m.



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Ricky L. Clark, Jr., Secretary/Treasurer

OR



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Don McMillian, Assistant Secretary/Treasurer