

DACC PUBLIC PURPOSE CORPORATION II
[DEPARTMENT OF NATURAL RESOURCES PROJECT]

MINUTES OF BOARD OF DIRECTORS MEETING

TUESDAY, MARCH 13, 2018

The quarterly meeting of the Board of Directors of DACC Public Purpose Corporation II (the “Corporation”) was held on Tuesday, March 13, 2018, at 6:07 p.m., in the Clayton County Office of Economic Development Conference Room, 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. Tim Gilrane; and Louis Johnson. Also present were Counsel, M. Michelle Youngblood; Ed Wall, Piper Jaffray; and Richard Buckley, Buckley Properties; Commissioner Felicia Franklin Warner; and members of the public.

Call to Order and Welcome of Guests

Chairman Edmondson called the meeting to order at 6:07 p.m., and welcomed the guests.

Approval of the Agenda

Chairman Edmondson presented the agenda and inquired as to whether there were any additions, changes, or deletions. There being none, upon motion by Ricky Clark, seconded by Louis Johnson, it was unanimously:

RESOLVED: That the agenda be approved as presented.

Approval of the Minutes of September 12, 2017 Meeting

Chairman Edmondson presented the minutes of the September 12, 2017 meeting, and inquired as to whether there were any additions, changes, or deletions. There being none, upon motion by Ricky Clark, seconded by Louis Johnson, it was unanimously:

RESOLVED: That the minutes be approved as presented.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

1. Consider Change to Meeting Schedule

Chairman Edmondson called on Michelle Youngblood for a report. Ms. Youngblood reported that the corporation is required to meet a minimum of once a year, but had elected to

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hold quarterly meetings. After a general discussion, upon motion by Eldrin Bell, seconded by Ricky Clark, it was unanimously:

RESOLVED: To hold annual meetings in March of each year beginning in March of 2019 with Special Called Meetings as needed, and the property manager to submit written reports each month.

2. Approval of Quarterly Report from Property Manager

Chairman Edmondson called on Richard Buckley for a report. Mr. Buckley reported that, as the property is aging, they are seeing a need for routine maintenance more often. He reported that there are 54 HVAC units servicing the 77,292 square foot building. The oldest dates back to 2004. He has been systematically replacing the units at a rate of 4 -5 per year within his budget. He reported that he budgeted 4 for the current year but had to replace 5 because another unit went out. However, total expenses for the year are below budget. Mr. Buckley also reported that the State would like to repaint and re-carpet the building and are looking for funds within their budget to do so, as it is not the responsibility of the landlord under the rental agreement with the State. After a general discussion, upon motion by Louis Johnson, seconded by Eldrin Bell, it was unanimously:

RESOLVED: That the quarterly report be approved as presented.

3. Consider Approval of Annual Rent Letter Fiscal Year 2018 – 2019

Chairman Edmondson called on Richard Buckley for a report. Mr. Buckley explained that the rental agreement is structured such that there is a base rent, which increases each year as set forth in the rental agreement, and additional rent, which is calculated based on certain costs of operating the building for the preceding year. Under the terms of the rental agreement, he is required to send a letter to the State each year setting forth the total rent for the upcoming year. That letter is before the Authority for approval. Mr. Clark noted that there was a discrepancy in the total amount of annual rent which is \$2,050,182.24, instead of \$2,050,182.29, as shown on the letter. Mr. Buckley noted that it was a rounding error but would make the correction as requested. Upon motion by Eldrin Bell, seconded by Ricky Clark, it was unanimously:

RESOLVED: That the rent letter for fiscal year 2018 – 2019 be approved with the correction to the total amount of annual Rent (\$2,050,182.24).

4. Consider Approval of Budget for Fiscal Year 2018 – 2019

Chairman Edmondson called on Mr. Buckley for a report. Mr. Buckley reviewed the proposed budget, noting it was basically the same as last year. After a general discussion, it was the consensus of the Authority to table the matter to allow additional time for review, and to hold a special called meeting on April 10, 2018 to discuss.

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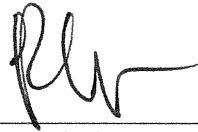
Report from Legal Counsel

There was no further report from legal counsel.

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 6:33 p.m.



Ricky L. Clark, Jr., Secretary/Treasurer