

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

**MINUTES OF REGULAR SESSION MEETING**

**TUESDAY, JULY 12, 2022**

The regular session 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 12, 2022, at 6:00 p.m., at the Lake City Community Center, 5471 Jonesboro Road, Lake City, Georgia.

Members present at the meeting were Regina Deloach, Chair; Herman Andrews, Vice-Chair; Randy Burton, Secretary/Treasurer; Mark Christmas, Assistant Secretary/Treasurer; Larry Vincent; Michelle Fuqua; Emma Godbee; and John Lampl (by telephone). Also present was Authority counsel, M. Michelle Youngblood; Business Development Manager Sydney-Alyce Bourget; and Kimsherian Shelton, Office Manager. Also present were guests Steve Berman and Josh Videlefsky, OA Development.

**Call to Order and Welcome of Guests**

Chair Deloach called the meeting to order at 6:00 p.m. She called on Mark Christmas for the invocation.

**1. Approval of Agenda**

Chair Deloach presented the agenda and inquired as to whether there were any additions, changes, or deletions. She asked to hear the Gilbert Road update after the Treasurer's Report, so the guests would be able to depart after their presentation. She also asked to add item 11 under New Business, Sponsorship Request from Melanated Pearls. After a general discussion, upon motion by Mark Christmas, seconded by Larry Vincent, it was unanimously:

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

**2. Introduction of New Administrative Assistant / Office Manager**

Director Vincent introduced Kimsherian Shelton, the Authority's new Office Manager. The Board members welcomed Ms. Shelton aboard.

**2. Approval of Minutes**

The minutes of the June 14, 2022 regular session meeting were presented. After a general discussion, upon motion by Mark Christmas, seconded by Randy Burton, it was unanimously:

**RESOLVED:** That the minutes be approved as presented.

**3. Approval of Treasurer's Report**

Randy Burton reviewed the financial statements. Upon motion by Mark Christmas, seconded by Larry Vincent, it was unanimously:

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

4. **Invest Clayton Project Report**

Director Vincent reported that the efforts of the Authority have over \$1.5 billion in equity to the County. Those efforts include Project Census, which brought an \$64 million per year to the County for the next ten (10) years. As a result of the reduction in the unemployment rate from a pandemic high of 13.8% to 4.1%, there has been over \$700 million in recovered household income. The median household income has increased by 7.5% from 2019 to 2021, resulting an increase of almost \$350 million in additional household income.

5. **Workforce Update**

Sydney-Alyce Bourget reported that her office is working on updating the Clayton Works website. Over 300 new jobseekers have been added to the database. There will be a presentation to Leadership Clayton on Thursday about the Development Authority and Clayton Works. She also is participating in an HR Round Table with the Chamber of Commerce.

**OLD BUSINESS**

6. **ARPA Funding Update**

Director Vincent reported that the \$1.175 million approved by the County had been received today. He reminded the Authority that these funds will be used for the training programs with Construction Ready, Accession (distribution), and Goodwill of North Georgia.

(John Lampl departed the meeting at 7:00 p.m.)

7. **Construction Ready Graduation**

Chair Deloach reported that she spoke at the graduation of the first cohort of students from the Construction Ready program. Director Vincent reported that there were 16 students in the cohort, all of whom graduated from the program with certifications, and each of whom already had a job upon graduation. The second cohort starts in September.

8. **Gilbert Road Update**

Director Vincent called on Steve Berman and Josh Videlefsky with OA Development for a report. They reported that due to inflation, the cost of the road component of the project had increased by \$2.4 million since October 2021. They reported that the 90% plans were priced in October 2021, and the 100% plans, which have been approved by the County, were priced in May 2022. They reported that some of the items already had prices locked in, and they were preparing to lock in the remaining prices, so there should be no additional price increases before the completion of construction.

The County approved an amendment to the intergovernmental agreement with the Authority to increase the cap on the County's financial contribution for the road component from \$6.1 million to \$6.935 million, and they asked the Authority to approve the amendment. Authority counsel noted that there was an error in the proposed amendment, which still showed the amount of the County's contribution as "Six Million One Hundred Thousand Dollars". She also noted that the amendment referred to an amended purchase and sale agreement, which had not been provided. After a general discussion, the Authority agreed to hold a special called meeting on Wednesday, July 20, 2022, at 9:00 a.m. to consider approval of the first amendment to the intergovernmental agreement (with the language corrected) and approval of an amended

purchase and sale agreement to be provided in advance of the meeting.

9. **Roman United Project Update**

Director Vincent reviewed the proposed site plan. He reported that Roman United will present the site plan to the Board of Commissioners at an upcoming meeting. The tentative date for groundbreaking is August 15, 2022.

**NEW BUSINESS**

10. **Chairman Turner Fitness 5K Run/Walk (CASA)**

Chair Deloach called on Vice-Chair Andrews for a report. Vice-Chair Andrews reported that Chairman Turner's 8<sup>th</sup> annual Fitness 5K Run/Walk to benefit CASA will be held on August 27, 2022. He noted that the proceeds benefit CASA, which are court-appointed special advocates for neglected or abused children, and asked the Authority to consider sponsoring the event. After a general discussion, upon motion by Randy Burton, seconded by Mark Christmas, it was:

**RESOLVED:** To sponsor the event at the gold level of \$1,500.00.  
(Vote 6-1-0; Herman Andrews abstained as he is involved with CASA).

11. **Melanated Pearls – Sponsorship Request**

Chair Deloach reported that this organization provides portable showers and clothing to the homeless. They are holding a fundraising gala at House of Dawn on August 20. She asked the Authority to consider sponsoring the event. After a general discussion, upon motion by Mark Christmas, seconded by Regina Deloach, it was unanimously resolved:

**RESOLVED:** To sponsor the event at the \$2,500 level.

**OTHER BUSINESS**

1. **Executive Session**

Chair Deloach noted that there was no need for an executive session.

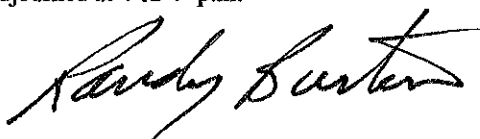
2. **Consideration of Items from Executive Session**

There were no items to discuss.

Chair Deloach inquired as to whether there was any additional business to come before the Board. There being no further business to come before the Authority, upon motion by Mark Christmas, seconded by Herman Andrews, it was unanimously:

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

Whereupon, the meeting adjourned at 7:37 p.m.



Randy Burton, Secretary/Treasurer

OR

Mark Christmas, Assistant Secretary/Treasurer

