

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

**MINUTES OF
REGULAR SESSION MEETING**

THURSDAY, DECEMBER 11, 2025

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 Thursday, December 11, 2025, at 6:00 p.m., at the Clayton County School District Café, 1098 Fifth Avenue, Jonesboro, GA 30236.

Members present at the meeting were Dr. Harrison Braddy, Chair; Dr. Tim Hynes, Vice-Chair; Terry Baskin, Secretary/Treasurer; Emma Godbee; Ramona Bivins; and Rosannette Kirby. Also present was Authority counsel, M. Michelle Youngblood; Dr. Shaun Johnson; Levar Norsworthy; and Somanetha Moulate, assistant to the Chairman. Also present was Judge Jewel Scott; Whitney Blanco and Jonathan Clark; former Authority member Jean-Pierre Bourget; and members of the public.

Call to Order and Invocation

Dr. Braddy opened the meeting at 6:06 p.m. and called on Terry Baskin for the invocation.

Approval of Agenda

Dr. Braddy presented the agenda for approval. It was the consensus of the Board to move the Lions Gate presentation to #4, after the consent agenda. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Dr. Terry Baskin, it was unanimously:

RESOLVED: That the agenda be approved as presented.

Approval of Consent Agenda

Dr. Braddy presented the consent agenda (items 1, 2, and 3: minutes of November 13, 2025 regular session meeting, minutes of November 20, 2025 special called meeting, and Treasurer's report) for approval. After a general discussion, upon motion by Emma Godbee, seconded by Dr. Terry Baskin, it was unanimously:

RESOLVED: That the consent agenda be approved as presented.

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NEW BUSINESS

4. Acreage Property Technology – Lions Gate Redevelopment Project

Whitney Blanco and Jonathan Clark presented plans for a mixed use development at 7615 Tara Blvd., including a boxing gym, event space, retail, and senior housing. The project will be developed in three phases. Phase one is currently in permitting, including a variance request and a traffic study. A construction loan for phase one also is in process. Work is expected to begin in March 2026, with opening projected for May 2027. The project is expected to create over 100 short-term jobs and 40-60 permanent jobs. They expect to come back with an application for bond financing in 2026.

OTHER BUSINESS

5. Executive Session

Dr. Braddy reported that there was a need for an executive session to discuss real estate, personnel, and potential litigation matters. Upon motion by Dr. Keith Horton, seconded by Dr. Terry Baskin, it was:

RESOLVED: To adjourn into executive session for the purpose of discussing real estate, personnel, and potential litigation matters.

Whereupon, the meeting adjourned into executive session at 6:42 p.m.

The open meeting reconvened at 8:01 p.m.

OLD BUSINESS

6. Property Management Agreement Renewal – DACC Public Purpose Corporation I

This matter was tabled.

7. Momentum 500: Grant Agreement with Goodwill of North Georgia

This matter was tabled.

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8. State of the Authority Event

This matter was tabled.

NEW BUSINESS (cont.)

9. FY2024 Audit Report

This matter was tabled.

10. Workforce Development and Training Report

Dr. Shaun Johnson presented the Workforce Development and Training Report. She reported that the grant application for the small business grants had been released on November 20, 2025. The submission deadline is December 12, 2025. Currently, over 70 applications have been received. The applications will be reviewed by a review team December 15-19, and the awards will be announced on December 22, 2025. She reminded the Board that the recipients are required to take certain training classes, which will be held in January, on January 10, 17, and 24. Funds will be released 30 days after the first class.

She reported that she also is working on updating the MOUs with Goodwill of North Georgia and Construction Ready and researching other grant opportunities.

11. Marketing and Strategic Branding Report

Levar Norsworthy presented the Marketing and Strategic Branding update. He reported that the Authority newsletter has launched. Social media engagement continues to increase. He continues to work on collaborations with Clayton County Communication and Economic Development, the Housing Authority, and the City of Lovejoy.

Public Comment

Members of the public addressed the Board.

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OTHER BUSINESS

12. Executive Session

There was no need for an additional executive session.

13. Consideration of items, if any, discussed in Executive Session

Upon motion by Ramona Bivins, seconded by Dr. Tim Hynes, it unanimously:

RESOLVED: to authorize the execution and delivery of a broker's agreement with Lolethia Chapman in connection with the project presented by District 3 Commissioner Allen at a commission of 6% to be paid solely by seller or seller's broker with no obligation on the part of the Authority.

There being no further business to come before the Authority, upon motion by Ramona Bivins, seconded by Dr. Tim Hynes, it was unanimously:

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 8:40 p.m.

Terry Baskin, Secretary/Treasurer