

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

**MINUTES OF
REGULAR SESSION MEETING**

THURSDAY, JULY 10, 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, July 10, 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; Randy Burton, Vice-Chair; Terry Baskin, Secretary/Treasurer; Emma Godbee; Dr. Tim Hynes; Dr. Keith Horton; and Jean-Pierre Bourget. Also present was Authority counsel, M. Michelle Youngblood; and Somanetha Moulate, assistant to the Chairman. Also present was Commissioner DeMont Davis (remote); Levar Norsworthy, former Authority member Jean-Claude Bourget, and members of the public.

Call to Order and Invocation

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

Approval of Agenda

Dr. Braddy presented the agenda for approval. He asked to add an item 7 under New Business for GEDA 2025 Annual Conference. Board member Jean-Pierre Bourget asked to remove item 2 from the consent agenda, approval of the minutes of the executive session meeting on June 12, 2025, and move it after the executive session. He also moved to add a discussion of the inducement resolution for the TA Realty project. The motion failed for lack of a second. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Terry Baskin, it was unanimously:

RESOLVED: That the agenda be approved as amended to add item #7 under New Business and move approval of the June 12, 2025 executive session minutes to after the executive session.

Approval of Consent Agenda

Dr. Braddy presented the consent agenda (items 1 and 3: minutes of June 12, 2025 regular session meeting and Treasurer's report) for approval. Dr. Keith Horton noted that the minutes

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needed to be amended in the second paragraph to reflect his attendance. After a general discussion, upon motion by Randy Burton, seconded by Emma Godbee, it was unanimously:

RESOLVED: That the consent agenda be approved as amended.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

4. Presentation: Clayton County Sports and Entertainment Council

Commissioner DeMont Davis introduced the Clayton County Sports and Entertainment Council, which was just approved by the Board of Commissioners. The purpose of the CCSEC is to attract sports and entertainment events to Clayton County, to draw sponsorship dollars, drive spending in the County, and foster economic development. Commissioner Davis envisions a collaboration between the County and the Authority. The County's Office of Economic Development (now under Community Development) will be responsible for running the Council. There will be a 13-member Board, and Commissioner Davis would like a member of the Development Authority to serve on that Board. His goal is to begin with tennis and golf events in the next 60 days. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Jean-Pierre Bourget, it was unanimously:

RESOLVED: To table the discussion to the next meeting, to allow time to review any specific request related to the CCSEC.

5. HH Gregg Bond Wind-Down

Authority counsel reported that Duke Realty, LP, the borrower on the HH Gregg Project, is preparing to issue a notice of termination of the lease, pay off the bond, and request transfer of the property. All of these matters were contemplated in the original bond documents. The Authority is being asked to approve the execution and delivery of the documents necessary to wind down the bond transaction. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Dr. Keith Horton, it was:

RESOLVED: That the wind-down of the bond transaction for the HH Gregg project be and hereby are approved, and the officers are hereby authorized to execute and deliver the same upon payment of all outstanding annual fees.

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6. DACC Public Purpose Corporation I – July Draw Request

Authority counsel reported that the July draw request, which is in line with the approved operating budget, exceeds \$10,000.00. The Authority's agreement with US Bank requires specific written approval of expenses in excess of \$10,000.00, so the bank is requesting approval of the July draw request. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Randy Burton, it was:

RESOLVED: That the July draw request be approved as presented in the amount of \$10,978.84. Vote 6-1-0; Jean-Pierre Bourget abstained.

Authority counsel also reported that the property manager had submitted a special draw request in the amount of \$14,000 to replace an HVAC unit. She noted that this replacement was included in the capital budget approved by the Authority, but written approval is required from the Authority. After a general discussion, upon motion by Randy Burton, seconded by Dr. Tim Hynes, it was unanimously:

RESOLVED: That the special draw request be approved as presented in the amount of \$14,000.00 to replace one (1) HVAC unit.

7. GEDA 2025 Conference

Dr. Braddy reported that the Georgia Economic Developers Association will hold its annual conference in Savannah in the fall. After a general discussion, it was the consensus of the Board to support attendance by Board members and staff, if any. Those interested should respond to Somanetha Moulate.

Public Comment

Members of the public addressed the Board.

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OTHER BUSINESS

10. 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 Terry Baskin, seconded by Emma Godbee, 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 7:14 p.m.

The open meeting reconvened at 9:04 p.m.

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

After a general discussion, upon motion by Randy Burton, seconded by Dr. Keith Horton, it was:

RESOLVED: To authorize retention of a Chief of Workforce Development and Training for a period of twelve (12) months, at a total cost not to exceed \$125,000.00. Vote 6-1-0; Jean-Pierre Bourget abstained.

After a general discussion, Randy Burton moved to authorize retention of a Chief of Marketing and Community Relations, at a cost not to exceed \$95,000.00, seconded by Emma Godbee. Vote 4-2-1; Dr. Tim Hynes and Dr. Keith Horton abstained, and Jean-Pierre Bourget opposed. Therefore, the motion failed.

After a general discussion, upon motion by Randy Burton, seconded by Dr. Terry Baskin, it was unanimously:


RESOLVED: To authorize the Chairman to retain additional administrative staff on a contract basis, without further approval of the Board.

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

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 9:09 p.m.



Terry Baskin, Secretary/Treasurer