

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

**MINUTES OF
REGULAR SESSION MEETING**

THURSDAY, NOVEMBER 13, 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, November 13, 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; and Dr. Keith Horton. Also present was Authority counsel, M. Michelle Youngblood; Dr. Shaun Johnson; Levar Norsworthy; and Somanetha Moulate, assistant to the Chairman. Also present was Commissioner DeMont Davis, Commissioner Alaina Reaves, and members of the public.

Call to Order and Invocation

Dr. Braddy opened the meeting at 6:10 p.m. and called on Terry Baskin for the invocation.

Approval of Agenda

Dr. Braddy presented the agenda for approval. After a general discussion, upon motion by Dr. Terry Baskin, seconded by Dr. Keith Horton, it was unanimously:

RESOLVED: That the agenda be approved as presented.

Approval of Consent Agenda

Dr. Hynes presented the consent agenda (items 1, 2, 3, and 4: minutes of October 9, 2025 regular session meeting, minutes of October 28, 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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OLD BUSINESS

5. Momentum 500

Dr. Braddy and Dr. Shaun Johnson discussed Momentum 500, an initiative to attract 500 new and expanded businesses to Clayton County. Dr. Johnson discussed a small business grant that will be awarded in December. She discussed the application and review process. Grants are available up to \$20,000 per recipient, with a performance period of twelve (12) months. The funds can be used for capital investment, workforce development, and business development.

6. State of the Authority Event

Dr. Braddy discussed the State of the Authority event. The event will be scheduled for January 23, 2026, at the Delta Flight Museum, upon approval of the Board. Levar Norsworthy discussed preliminary save the date materials to be disseminated as soon as possible. There ensued a general discussion regarding costs.

NEW BUSINESS

7. DACC Board Appointments

Dr. Braddy discussed the vacancies on the Authority board, which have been present for months. He noted that state law now makes provision for the Authority to make appointment if the Board of Commissioners does not. Authority counsel discussed OCGA §36-62-4(a), which was modified by the Legislature last year. The statute now provides that “[i]f, at the end of any term of office of any director, a successor thereto has not been elected, the director whose term of office has expired shall continue to hold office until his or her successor is so elected; provided, however, that such hold-over period shall not exceed six months. In the event that such six-month hold-over period expires without a successor being elected, the remaining directors shall elect such successor.” Dr. Braddy noted that Rodney McDaniel had resigned over a year ago, and Dr. Brian Hunt’s position had been vacant for over six (6) months. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Dr. Terry Baskin, it was unanimously:

RESOLVED: to appoint Ramona Bivins to succeed Dr. Brian Hunt.

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

RESOLVED: to appoint Rosannette Kirby to succeed Rodney McDaniel.

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8. Workforce Development and Training Report

Dr. Shaun Johnson presented the Workforce Development and Training Report and introduced Momentum 500. Dr. Hynes noted that both presentations demonstrated a presumption for collaboration with a variety of partners, including the County, ARC, the Tourism Authority, the Chamber of Commerce, and others.

9. Marketing and Strategic Branding Report

Levar Norsworthy presented the Marketing and Strategic Branding update. He discussed the Authority newsletter, increased social media engagement in the last month, and his preliminary collaborative meeting with Valerie Fuller, Communications Administrator for Clayton County.

10. The Chason Group – Contract Amendment

Dr. Braddy called on Authority counsel to discuss. Ms. Youngblood discussed the First Amendment to the agreement with The Chason Group. She noted that the search for executive director had been stayed, to see whether the Board of Commissioners would act on the recommendation of The Chason Group to consolidate all economic development functions under the Development Authority. Since the Board of Commissioners has consolidated the Office of Economic Development with the Community Development department, the Authority is moving forward with the search for a new executive director. The proposed amendment extends the term of the initial agreement, but all other provisions remain the same. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Dr. Keith Horton, it was unanimously:

RESOLVED: That the First Amendment to the agreement with The Chason Group be and hereby is approved, and the officers are authorized to execute and deliver the same.

11. DACC Public Purpose Corporation I – FY26 Budget

Authority counsel presented the proposed FY2026 budget submitted by the property manager. She noted that it includes a 5-year plan for certain improvements, such as ongoing replacement of HVAC units, restroom renovations, interior repainting, and parking lot repairs. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Dr. Terry Baskin, it was unanimously:

RESOLVED: That the proposed FY2026 budget be and hereby is approved.

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12. **DACC Public Purpose Corporation I – Property Management Agreement**

This matter was tabled.

Public Comment

Members of the public addressed the Board.

OTHER BUSINESS

13. **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 8:32 p.m.

The open meeting reconvened at 8:58 p.m.

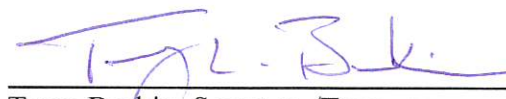
8. **Consideration of items, if any, discussed in Executive Session**

There was no business from executive session to be considered.

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

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 8:58 p.m.



Terry Baskin, Secretary/Treasurer

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MINUTES OF SPECIAL CALLED MEETING

THURSDAY, NOVEMBER 20, 2025

The special called meeting of the Development Authority of Clayton County, Redevelopment Authority of Clayton County, and Urban Redevelopment Agency of Clayton County was held on Thursday, November 20, 2025, at 9:00 a.m., at the Development Authority Office, 1588 Westwood Way, Morrow, GA 30260.

Members present at the meeting were Dr. Harrison Braddy, Chair; Dr. Tim Hynes, Vice-Chair; Terry Baskin, Secretary/Treasurer; Emma Godbee; Dr. Keith Horton; Ramona Bivins (remote); and Rosannette Kirby (remote). Also present was Authority counsel, M. Michelle Youngblood; Dr. Shaun Johnson; Levar Norsworthy; and Somanetha Moulate.

Call to Order and Invocation

Dr. Braddy called the meeting to order at 9:09 a.m. and called on Terry Baskin for the invocation. He welcomed new Board member Rosannette Kirby and returning member Ramona Bivins.

1. Approval of Agenda

Dr. Braddy presented the agenda for approval. Upon motion by Dr. Keith Horton, seconded by Dr. Tim Hynes, it was unanimously:

RESOLVED: That the agenda be approved as presented.

NEW BUSINESS

2. Consider Approval of Agreement with Goodwill of North Georgia

Dr. Horton reported that he and Dr. Johnson had met with Goodwill. They discussed the scope of services, based on the comments received after the initial discussion. There will be a focus on justice-impacted individuals (misdemeanors or non-violent offenses), and Goodwill will work with Dr. Barksdale as a subcontractor. Upon motion by Emma Godbee, seconded by Dr. Terry Baskin, it was unanimously:

RESOLVED: To move forward with Goodwill of North Georgia based on the parameters discussed by Dr. Horton.

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3. Consider Approval of Agreement with Construction Ready

Dr. Johnson presented a proposed agreement with Construction Ready, based on the previous agreement. After a general discussion, it was the consensus of the Authority that the term of the new agreement should be December 1, 2025 – December 31, 2026.

4. Consider Approval of Agreement with Delta Flight Museum

Dr. Braddy presented the agreement with Delta Flight Museum to rent the venue for the State of the Authority event on January 23, 2026. Authority counsel noted that the price as the same as originally discussed, when the date was on a Sunday. Prices normally are higher for Friday and Saturday, but this agreement maintains the original cost of \$5,600.00. Upon motion by Dr. Tim Hynes, seconded by Emma Godbee, it was unanimously:

RESOLVED: That the agreement with Delta Flight Museum be and hereby is approved, and the officers are authorized to execute and deliver the same.

5. Consider Approval of Agreement with Legendary Events

Dr. Braddy presented the agreement with Legendary Events, which is one of the approved caterers for the Delta Flight Museum. The proposed agreement covers catering and table decorations. The total cost will depend on the number of attendees, but the agreement currently contemplates 200 attendees. The final number must be confirmed 10 days prior to the event, but there is capacity for more attendees. Upon motion by Dr. Tim Hynes, seconded by Dr. Terry Baskin, it was unanimously:

RESOLVED: To approve the agreement with Legendary Events for the catering of the State of the Authority event on January 23, 2026, at a cost not to exceed \$60,000.00.

6. Executive Session

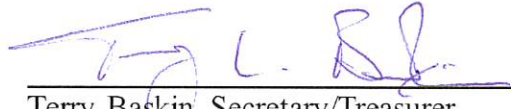
There were no matters to discuss in executive session.

Dr. Braddy reported that Jean-Pierre Bourget had tendered his resignation from the Authority overnight. There being no further business to come before the Authority, upon motion by Ramona Bivins, seconded by Dr. Tim Hynes, it was unanimously:

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RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 9:51 a.m.



Terry Baskin, Secretary/Treasurer