

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

MINUTES OF REGULAR SESSION MEETING

TUESDAY, JANUARY 10, 2023

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, January 10, 2023, 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; and Emma Godbee (by telephone). Also present was Authority counsel, M. Michelle Youngblood; Business Development Manager Sydney-Alyce Bourget; Tiffany Lamkin, Associate Business Analyst; and Kimsherian Shelton, Office Manager.

Call to Order and Welcome of Guests

Chair Deloach called the meeting to order at 6:01 p.m. She called on Michelle Fuqua for the invocation.

Approval of Agenda

Chair Deloach presented the agenda and inquired as to whether there were any additions, changes, or deletions. There being none, upon motion by Mark Christmas, seconded by Larry Vincent, it was unanimously:

RESOLVED: That the agenda be approved as presented.

1. Approval of Minutes of December 13, 2022 Regular Meeting

The minutes of the December 13, 2022 regular session meeting were presented. Michelle Fuqua noted that there was an incomplete sentence in item 3 on page 2. Director Vincent noted that the complete sentence should read as follows: He also reported that the Department of Labor has merged with the technical colleges of Georgia. After a general discussion, upon motion by Mark Christmas, seconded by Herman Andrews, it was unanimously:

RESOLVED: The minutes be approved as amended.

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

2. Approval of Treasurer's Report

Secretary/Treasurer Randy Burton reviewed the financial statements. Director Vincent noted that expenses should be over \$100,000 lower this year, because there were several large, one-time expenses in 2022: over \$37,000 to Clayton State University for the strategic plan (the Authority paid the entire cost); \$45,000 for workforce training; and over \$20,000 for the digital billboard. After a general discussion, upon motion by Herman Andrews, seconded by Mark Christmas, it was unanimously:

RESOLVED: The Treasurer's report be approved as presented.

3. Invest Clayton Project Report

Director Vincent reported that 2022 was another strong year for the Development Authority. The top three areas were Workforce Development, Project Development, and Project Financing. Workforce Development implemented programs that lowered unemployment from a pandemic high of 13.8% down to 4.0% last month. He reported that with an unemployment rate at that level, those remaining unemployed tend to be workers who require additional wraparound services to support them in seeking employment. Project Development included Gilbert Road, the business incubator, and the mixed-use development at 5711 Jonesboro Road. Over \$100 million in project financing was issued in 2022.

4. Workforce Update

Sydney-Alyce Bourget reported that 2022 had focused on job and resource fairs and outreach. There will be a Workforce Forum this month (discussed in more detail under New Business). There will be another Clayton Connects fair focusing on skilled trades in March, in conjunction with the County's Buildings and Maintenance department. Director Vincent noted that average household income had increased from \$49,100 to \$64,300, which is one of the indicators of a successful workforce development program.

OLD BUSINESS

5. Gilbert Road Project – City of Atlanta IGA

Authority counsel presented an intergovernmental agreement with the City of Atlanta to purchase certain property needed for the widening and straightening of Gilbert Road. After a general discussion, upon motion by Mark Christmas, seconded by Herman Andrews, it was unanimously:

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

RESOLVED: The intergovernmental agreement be approved.

6. Gilbert Road Project – Letter Agreement Request

Authority counsel presented a request to amend an existing letter agreement with Gilbert Road Joint Venture regarding the property needed for the widening and straightening of Gilbert Road. The Joint Venture will agree to purchase the property from the Development Authority, to be used for the improvements to Gilbert Road. After a general discussion, upon motion by Mark Christmas, seconded by Randy Burton, it was unanimously:

RESLOVED: The agreement be approved as amended.

NEW BUSINESS

7. 2023 Budget

Discussion of the 2023 budget was tabled until after the Authority retreat, when goals and priorities for 2023 will be set.

8. Workforce Forum

Sydney-Alyce Bourget reported that there will be a Workforce Forum on January 11, 2023. The Forum will bring together various stakeholders, including Clayton County Public Schools, private employers, and non-profit entities, to discuss how to address workforce goals. There will be various trainings throughout the day. She requested approval of an agreement for consulting services for the consultant to facilitate the forum at a cost of \$3,125.00. Upon inquiry from Mark Christmas, Ms. Bourget reported that she had contacted the University of Georgia and Georgia State University, but they were not available. She reported that the presentation by this consultant has been tailored specifically to Clayton County. All materials prepared by the consultant will be the property of the Development Authority. After a general discussion, upon motion by Randy Burton, seconded by Larry Vincent, it was:

RESOLVED: That the agreement be approved. Vote 5-1-0 (Mark Christmas abstained).

9. DACC Retreat- February 10, 2023

Director Vincent reported that the Authority's 2023 retreat has been scheduled for Friday, February 10, 2023. After a general discussion, it was the consensus of the Authority to hold the retreat at the new administration building for Clayton County Public Schools.

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

10. 2023 Conflict of Interest Resolution

Authority counsel presented and reviewed the 2023 conflict of interest resolution. After a general discussion, upon motion by Mark Christmas, seconded by Herman Andrews, it was unanimously:

RESOLVED: The resolution be approved.

11. 2023 Indemnification Resolution

Authority counsel presented and reviewed the 2023 indemnification resolution. After a general discussion, upon motion by Mark Christmas, seconded by Larry Vincent, it was unanimously:

RESOLVED: The resolution be approved.

12. Clayton County Chamber Gala

Chair Deloach reported that the Chamber Gala will be held on January 21, 2023, at the Marriott Gateway hotel. She asked the Authority to consider purchasing a table at the event at a cost of \$1,250.00. After a general discussion, upon motion by Mark Christmas, seconded by Herman Andrews, it was unanimously:

RESOLVED: To purchase a table at the event at a cost of \$1,250.00.

Chair Deloach asked the Board members to RSVP to Director Vincent for the event.

13. Atlanta Black Chamber

Chair Deloach introduced the Atlanta Black Chamber and asked the Authority to consider becoming a strategic partner. She reported that the organization meets with the governor, has a committee on economic development, and will support the small business symposium. After a general discussion, upon motion by Herman Andrews, seconded by Larry Vincent, it was unanimously:

RESOLVED: To become a Level I Strategic Partner at a cost of \$5,000.

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

OTHER BUSINESS

14. Executive Session

Chair Deloach requested an executive session to discuss real estate, personnel, and potential litigation matters. Upon motion by Mark Christmas, seconded by Herman Andrews, it was unanimously:

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 6:49 p.m.

The open meeting reconvened at 7:24 p.m.

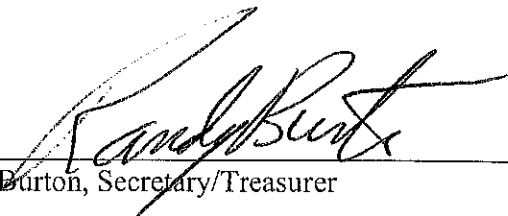
2. Consideration of Items from Executive Session

There were no items to consider.

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 Randy Burton, it was unanimously:

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 7:25 p.m.



Randy Burton, Secretary/Treasurer

OR



Mark Christmas, Assistant Secretary/Treasurer