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

MINUTES OF REGULAR SESSION MEETING

TUESDAY, JULY 9, 2019

The regular monthly 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 9, 2019, at 5:00 p.m., in the Arbor Hall Auditorium, Clayton State University, 5823 Trammell Road, Morrow, Georgia.

Members present at the meeting were Eldrin Bell, Chairman; Larry Vincent, Vice-Chair; Louis Johnson, Secretary/Treasurer; Sylvester Ford; Michael Edmondson; Regina Deloach; and Herman Andrews. Also present were Authority counsel, M. Michelle Youngblood; Khalfani Stephens, Executive Director; William Corbin and Erica Rocker-Willis, Senior Business Development Managers; and members of the public.

Call to Order and Welcome of Guests

Chairman Bell called the meeting to order at 5:06 p.m. and welcomed the guests.

Approval of Agenda

Chairman Bell presented the agenda and inquired as to whether there were any additions, changes, or deletions. After a general discussion, upon motion by Louis Johnson, seconded by Sylvester Ford, it was unanimously:

RESOLVED: That the agenda be approved as presented.

Approval of Minutes

The minutes of the June 11, 2019 regular and executive session meetings were presented and approved as presented. Motion by Louis Johnson, seconded by Regina Deloach, it was:

RESOLVED: That the minutes of the June 11, 2019 regular and executive session be approved as presented. (Vote 6-1-0; Michael Edmondson abstained.)

Approval of Treasurer's Report

Louis Johnson presented the Treasurer's report. He reported that the operating account began the month of April with an opening balance of $5,409,181.72. There were deposits totaling $7,793.32, checks and withdrawals totaling $48,066.57, leaving a closing balance of $5,368,908.47. He reported that the corporate credit card had a balance on June 13 of $884.29, and a balance of $2,913.20 at the end of the month. He recommended that the Authority pay the credit card in full every month, noting that a report on credit card charges would be included in the report each month. After a general discussion, upon motion by Larry Vincent, seconded by Eldrin Bell, it was unanimously:

RESOLVED: That the Treasurer's Report be approved as presented.

Project Summary

Khalfani Stephens presented an update on projects he and the staff have been working on. He reported that the SBA showcase was a huge success. He has received requests from other States and from the White House to help recreate similar showcases in other states. Project Boston Common is a public private partnership looking to do a mixed-use development in the vicinity of the office. Project Green is a private company seeking a location to convert used plastic to diesel fuel. Authority staff is working with them to identify suitable locations.

OLD BUSINESS

1. Loan programs

Mr. Stephens reported that the subcommittee had recommended reducing the aggregate maximum amount available through the SSBCI project from $750,000 to $500,000. He reported that the application for the SBA program would be available on the Authority's website next week. He reported that the County is contributing $700,000 to the SBA program, and the Authority is contributing $500,000. After a general discussion, upon motion by Larry Vincent, seconded by Louis Johnson, it was unanimously:

RESOLVED: That the funds for the SBA loan program will be transferred to a separate account for tracking purposes.

2. Audit

Mr. Stephens reported that the audit should be complete within the next two (2) weeks. The auditors did obtain an extension from DCA. However, the Archives project has separate reporting requirements for which extensions are not available.

3. Insurance

Mr. Stephens presented the quote for renewal of the Authority's directors and officers policy and its umbrella liability policy at a total premium of $19,537.80. He reported that the total increased by about $2,000 over last year, but the Authority's previous carrier no longer offers this coverage. Authority counsel noted that the broker had sought quotes from approximately 10 different carriers, and at least half declined to quote, and several others did not respond. She also noted that the quoted premium did not include terrorism coverage, which is available for $260, or cyber liability coverage, which is available for $182. After a general discussion, upon motion by Louis Johnson, seconded by Larry Vincent, it was unanimously:

RESOLVED: That the Authority approved the proposal, including terrorism and cyber liability coverage.

NEW BUSINESS

4. Payment for USPS acquisition

Authority counsel reminded the Board that the County had provided the funds for the acquisition of the USPS site in Gateway / University Station in connection with Project Silver. Under the terms of the 2015 intergovernmental agreement, the County provided $700,000.00 for the costs of acquisition, with any unused balance to be returned the County. That amount, after all costs of acquisition including due diligence, is $44,639.00. Mr. Vincent reported that Grant Wainscott, who was the County's Director of Economic Development and the liaison between the Authority and the Board of Commissioners at the time, had reported that the County had authorized the Authority to retain the funds to be used in marketing the property. It was the consensus of the Authority for Mr. Stephens to investigate further as to County action as stated by Mr. Wainscott before returning the funds to the County.

5. Start time for authority meetings

It was the consensus of the Authority to begin regular monthly meetings at 6:00 p.m. instead of 5:00 p.m.

6. Conflict counsel

The matter was tabled until after discussion of potential litigation in executive session.

7. Board member bills

Authority counsel reported that Michael Edmondson had submitted invoices from his attorney for the quo warranto proceeding which resulted in his retaking his seat on the Authority Board. She reviewed the indemnification resolution adopted by the Authority, which provides that any member shall be indemnified or reimbursed for reasonable expenses actually incurred in connection with any suit, action, or proceeding to which he may be a party by reason of their being or having been a member of the Board of the Authority. After a general discussion, upon motion by Larry Vincent, seconded by Louis Johnson, it was

RESOLVED: That Michael Edmondson be reimbursed in the amount of $7,192.50. (Vote 6-1-0; Michael Edmondson abstained.)

8. Recruitment videos

Khalfani Stephens requested $2,400 for the production of five (5) recruitment videos promoting current job openings for higher paying, upwardly mobile positions, to be produced by the company currently producing the Authority's podcasts. He also recommended contributing $2,600 to the cost of a longitudinal study currently being planned by the County. After a general discussion, upon motion by Louis Johnson, seconded by Regina Deloach, it was voted unanimously:

RESOLVED: That Mr. Stephens return to the Board after discussions with the County about participating in the cost of the survey. The $2,400 cost for the videos was approved.

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OTHER BUSINESS

1. Executive Session for the purpose of discussing real estate and potential litigation

Khalfani Stephens noted the need to have an executive session for purposes of discussing real estate and potential litigation. After a general discussion, upon motion by Louis Johnson, seconded by Herman Andrews, it was unanimously:

RESOLVED: That the meeting be adjourned into executive session for purposes of discussing real estate and potential litigation.

Whereupon, the meeting adjourned into execution session at 6:31 p.m.

Upon motion by Michael Edmondson, seconded by Louis Johnson, it was unanimously:

RESOLVED: That the open meeting reconvene.

Whereupon, the open meeting reconvened at 7:08 p.m.

2. Consideration of Items, if any, Discussed in Executive Session

Upon motion by Louis Johnson, seconded by Eldrin Bell, it was unanimously:

RESOLVED: That the Authority retain Hecht Walker as conflict counsel.

Chairman Bell inquired as to whether there was any further business to come before the Board. There being no further business to come before the Board, upon motion by Louis Johnson, seconded by Herman Andrews, it was unanimously:

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 7:10 p.m.

Louis Johnson, Secretary/Treasurer

-or-

Herman Andrews, Assistant Secretary/Treasurer