

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

**MINUTES OF REGULAR MEETING
MONDAY, JUNE 12, 2017**

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 Monday, June 12, 2017, at 4:15 p.m., in the Clayton County Office of Economic Development Conference Room, 1588 Westwood Way, Morrow, Georgia.

Members present at the meeting were Michael Edmondson, Chairman; Eldrin Bell, Vice Chair; Ricky L. Clark, Jr., Secretary/Treasurer; and Dr. Don McMillian, Jr., Assistant Secretary/Treasurer. Also present were Authority counsel, M. Michelle Youngblood; Courtney Pogue, Director, Bill Keir, Deputy Director, and Tamara Patridge, Clayton County Office of Economic Development; and Wade Starr, Clayton County economic development consultant. Also present were guests Bruce McCall, Miller & Martin; Dan Soles, Fulton & Kozak, Melanie Turner, RAM Partners, and Sylvia Redic, City of Morrow.

Call to Order and Welcome of Guests

The meeting was called to order at 4:15p.m.

Approval of Agenda

Ms. Youngblood presented the agenda and inquired as to whether there were any additions, changes, or deletions. Michael Edmondson asked to amend the agenda to add an item under New Business for fresh ideas and new direction. Don McMillian asked to move the election officers to the top of the agenda, immediately after the approval of the agenda. After a general discussion, upon motion by Ricky Clark, seconded by Eldrin Bell, it was unanimously:

RESOLVED: That the Agenda be approved as amended.

NEW BUSINESS

1. Election of Officers

Ms. Youngblood reported that the Development Authority has four (4) officers: Chairman, Vice-Chair, Secretary/Treasurer, and Assistant Secretary/Treasurer. All four (4) offices are vacant. Upon motion by Don McMillian, seconded by Eldrin Bell, it was unanimously:

RESOLVED: That Michael Edmondson be appointed as Chairman.

Upon motion by Eldrin Bell, seconded by Don McMillian, it was unanimously:

RESOLVED: That Eldrin Bell be appointed as Vice-Chairman.

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Upon motion by Michael Edmondson, seconded by Eldrin Bell, it was unanimously:

RESOLVED: That Ricky Clark be appointed as Secretary/Treasurer.

Upon motion by Michael Edmondson, seconded by Eldrin Bell, it was unanimously:

RESOLVED: That Don McMillian be appointed as Assistant Secretary/Treasurer.

Approval of the Minutes of May 8, 2017 Meeting

Chairman Edmondson presented the minutes of the May 8, 2017 meeting, and inquired as to whether there were any additions, changes, or deletions. There being none, upon motion by Eldrin Bell, seconded by Michael Edmondson, it was unanimously:

RESOLVED: That the minutes be approved as presented.

OLD BUSINESS

1. Monthly Activity Report

Chairman Edmondson called on Courtney Pogue for a report. Mr. Pogue reported that unemployment in Clayton County continues to drop, down to 5.8%. He reported that his office has completed 35 business retention and expansion visits this year, 7 in the last month. Mr. Pogue reported that his office is working with the broker to re-tenant the HHGregg building and assisting US Xpress on hiring. He noted that there is a qualified labor shortage not only in Clayton County, but in the region and in the state. Soft skills are lacking in younger workers, primarily. He noted that workforce development is key to the continued success of Clayton County.

Mr. Pogue also reported that Tier 1 job tax credits are available to all businesses in Clayton County, a fact that his office is promoting with all of their contacts. He noted that Tier 1 tax credits apply to jobs that pay a minimum of \$11.78 per hour, 35 hours a week, and offer benefits.

Mr. Pogue reported that the Georgia Logistics Summit met on May 16 and 17, 2017, where approximately 90 individuals stopped by their table. The Bisnow Southside Rising event, sponsored by the Authority, took place on May 18, with approximately 40 visitors to their table. He also reported that he attended the Council of Development Finance Agencies on June 7.

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Mr. Pogue called on Tamara Patridge to report on filming activity in Clayton County. Ms. Patridge reported that in 2016, 30 projects filmed in Clayton County; in 2017, there already have been 20 projects filming in the County. She also reported that Project Silver anticipates groundbreaking in September 2017, with an opening in spring 2018.

2. LTI, Inc. – Consider Approval of Bond Resolution

Chairman Edmondson called on Michelle Youngblood for a report. Ms. Youngblood explained that the project is for the renovation and expansion of an existing business in Clayton County. The proposed bond issue is in the aggregate principal amount not to exceed \$17.5 million, to be issued in two (2) series. Series A is for \$10 million in tax-exempt bonds, and Series B is \$7.5 million in taxable bonds. She reported that Board of Commissioners passed the TEFRA resolution required for the Series A bonds to be tax-exempt. Bruce McCall, bond counsel, noted that the Board of Assessors approved the tax memorandum on May 31, 2017. Ms. Youngblood explained that the tax memorandum establishes the methodology by which the borrower's leasehold interest in the project will be assessed for ad valorem tax purposes. She noted that the methodology is the one traditionally used by the County for other projects, and one which has been approved by Georgia Courts. There also was a discussion about the implications of the waiver of the performance audit under O.C.G.A. § 36-82-100. After a general discussion, upon motion by Don McMillian, seconded by Ricky Clark, it was unanimously:

RESOLVED: That the Bond Resolution be approved as presented. A copy is attached to these minutes.

3. FY2016 Audit

Chairman Edmondson called on Dan Soles, Fulton & Kozak, CPA, for a report. Mr. Soles reported that the audit is underway, but has reached a standstill while his office waits for updated financial statements from Authority CPA Melissa Preston. He reported that he had contacted her several times to request the needed information. He noted, and Authority counsel confirmed, that the Authority is required to complete its annual audit by June 30 of each year. Mr. Soles reported that he still believes they can complete the audit on time, provided they receive the information from Ms. Preston immediately; each day of delay in receiving the requested information jeopardizes their ability to complete the audit before June 30. After a general discussion, it was the consensus of the Authority that Authority counsel prepare a letter from the Chairman to Ms. Preston regarding the provision of information to the auditor.

Mr. Clark noted that he had another meeting to attend and would have to depart shortly. After a general discussion, upon motion by Michael Edmondson, seconded by Don McMillian, it was unanimously:

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RESOLVED: That the Authority meeting be suspended to allow the DACC Public Purpose Corporation II meeting to convene while a quorum was present to vote on the FY2017-2018 budget.

Whereupon, the meeting was suspended at 5:32 p.m.

The meeting reconvened at 5:41 p.m.

OTHER BUSINESS

1. Approval of the Treasurer's Report

Chairman Edmondson called on Ms. Youngblood for a report. Ms. Youngblood reported that the operating account began the month with an opening balance of \$963,008.02. There were deposits in the amount of approximately \$14.77 for interest, and checks written in the amount of \$2,963.75, leaving a closing balance of \$960,059.04. She noted that the bank statement for May had not been received, so this report is preliminary and subject to change. She reported that the opening balance for the Redevelopment Authority's account was \$943.86, with no activity. Chairman Edmondson also reviewed the outstanding invoices.

The payments pending for approval are as follows:

Freeman Mathis & Gary, for services rendered through May 31, 2017 Invoice Nos. 413967, 413968, 413969, 413971, 413972, 413973, 413974, 413975, 414042	\$3,690.00
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Freeman Mathis & Gary, to be paid by Richard Buckley as property manager for DACC Public Purpose Corp II - \$645.00 Invoice No. 413966	
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Melissa Preston, CPA Invoice #1409 for Monthly Accounting Services	\$750.00
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Total	<u>\$4,440.00</u>
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University Station f/k/a Gateway

Chairman Edmondson called on Ms. Youngblood for a report. Ms. Youngblood reported that the University Station account began the month with an opening balance of \$114,884.44. There was a deposit in the amount of approximately \$3.67 for interest, and no checks written,

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leaving a closing balance of \$114,888.11. She noted that the bank statement for May had not been received, so this report is preliminary and subject to change. He reported that there were no accounts payable.

After a general discussion, upon motion by Eldrin Bell, seconded by Ricky Clark, it was unanimously:

RESOLVED: That the Treasurer's report and University Station report be approved as presented, and the officers be and hereby are authorized to pay all invoices as outlined above.

Rainwood

Chairman Edmondson called on Melanie Turner, RAM Partners, for a report. Ms. Turner reviewed the monthly report, noting that the property was 92% occupied, with an economic occupancy of 79%. She also reported that there were 35 net leases in the last month, due largely to the efforts of a new leasing consultant who has been very effective. She reported that income year to date has been below budget, but net cash flow year to date has been better than budgeted due to efforts to control expenses to offset the below-budget income. She also reported that it has been approximately 9 years since the exterior of the property was painted (the recommended period is 7 years). She recommended that the Board consider painting the exterior this year, but if not, that it should be included in the budget for next year.

Accounting Package:

There was no accounting package to present.

2. Report from Legal Counsel

Ms. Youngblood reported that, in addition to the DNR and DOL buildings, the Authority also leases the State Archives building on Highway 54. She reported that the Board of Regents had renewed the rental agreement for FY2017-2018 and that the rental agreement with TUFF Archives also had been renewed.

NEW BUSINESS (cont.)

2. Fresh Ideas, New Directions

Chairman Edmondson asked the Board members to consider the direction they would like to see the Authority move, including the possibility of acquiring property for redevelopment. Chairman Edmondson discussed redevelopment of Old Dixie and Mount Zion as possible projects. Mr. Starr reported that President Hynes at Clayton State University is interested in spearheading the effort to update the 2014 Economic Development Strategic Plan.

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Chairman Edmondson called on Sylvia Redic, City of Morrow, to address the Board. Ms. Redic reported that Holiday Hills is a neighborhood behind Old Town Morrow with a very high crime rate. She reported that the high crime in this area affects the marketability of the Southlake Mall corridor, which is a large commercial corridor in Clayton County. She stated that the City of Morrow is ready to partner with Clayton County and other interested municipalities to address the crime in the area that is affecting the redevelopment around Southlake Mall.

Chairman Edmondson inquired as to whether there was any further business to come before the Board. There being none, upon motion by Don McMillian, seconded by Eldrin Bell, it was unanimously:

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 6:14 p.m.



Ricky L. Clark, Jr., Secretary/Treasurer