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

MINUTES OF REGULAR MEETING
MONDAY, MAY 8, 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, May 8, 2017, at 4:00 p.m., in the Clayton County Office of Economic Development Conference Room, 1588 Westwood Way, Morrow, Georgia.

Members present at the meeting were Larry W. Vincent, Chairman; Tameka West, Vice Chair; L. Lee Camp, Secretary/Treasurer; Helen McSwain, Assistant Secretary/Treasurer; Shar'ron Russell; and Eldrin Bell. Also present were Authority counsel, M. Michelle Youngblood and Courtney Pogue, Director, Clayton County Office of Economic Development. Also present were guests Commissioner Felicia Franklin Warner, Clayton County Board of Commissioners, and John Mascaritolo, Clayton State University.

Call to Order and Welcome of Guests

Chairman Vincent called the meeting to order at 4:00 p.m. and welcomed the guests.

Approval of Agenda

Chairman Vincent presented the agenda and inquired as to whether there were any additions, changes, or deletions. Chairman Vincent asked to amend the agenda to add an item under New Business for CSU – Center for Supply Chain Management. He also asked to hear that item immediately after approval of the minutes, to allow Mr. Mascaritolo to get back to the University for a scheduled final at 5:00 p.m. After a general discussion, upon motion by Eldrin Bell, seconded by Shar'ron Russell, it was unanimously:

RESOLVED: That the Agenda be approved as amended.

Approval of the Minutes of April 17, 2017 Special Called Meeting

Chairman Vincent presented the minutes of the April 17, 2017 special called meeting, and inquired as to whether there were any additions, changes, or deletions. There being none, upon motion by Eldrin Bell, seconded by Lee Camp, it was unanimously:

RESOLVED: That the minutes be approved as presented.

NEW BUSINESS

1. CSU – Center for Supply Chain Management

Chairman Vincent called on John Mascaritolo for a presentation. Mr. Mascaritolo distributed a brochure and a handout and described the creation of the new Center for Supply Chain Management at Clayton State University. He noted that Supply Chain Management had

been a major and a minor available at Clayton State for the last 8 years. They are currently graduating 16 students with a degree in Supply Chain Management each semester. They have graduated over 350 students since the program began 8 years ago. He reported that he had received a lot of inquiries from the industry about some of the classes available through the program. Those inquiries are what led to the creation of the Center for Supply Chain Management, which is an extension of the existing program to the community for purposes of education. He also noted that they are in the process of developing online classes for a certificate program. Mr. Mascaritolo reported that part of the Center includes a Fellows Program, which meets 3 times a year, and hosts an annual symposium. He reported that the University hosts a career fair each year for Logistics and Supply Chan Management. He reports that students from 10 universities, including Auburn, the University of Alabama, Clayton State University, Tuskegee, Mercer, and Georgia Southern attend the career fair, where 25 - 27 employers are present, including UPS and Georgia Pacific. He reported that the next meeting of the Follows Program will be June 7, with a presentation from the Metropolitan Atlanta Chamber of Commerce regarding positioning Atlanta as an official supply chain center.

Mr. Mascaritolo noted that students who graduate from a Supply Chain Management program typically have starting salaries in the $12.50 to $15.00 range, with supervisors having salaries in the high $40,000 to $50,000 range, and management in the $50,000 to $60,000 range. He noted that one challenge he has is finding employers who will participate in the internship program. Mr. Mascaritolo noted that the internship program is one way that students often find employment, by working 20 hours a week for class purposes during a semester. He noted that, to make an internship available, a company would need to have a job description and pay range available approximately 3 months before the start of the semester in which they wish to have an intern. Mr. Mascaritolo also reported that there is a challenge in keeping internships at the same companies, because the employers often hire the interns and do not replace the intern position.

OLD BUSINESS

1. Monthly Activity Report

Chairman Vincent called on Courtney Pogue for a report. Mr. Pogue reported that unemployment in Clayton County was down to 5.97% as of March 2017, the first time since the recession began that unemployment has been below 6%. Mr. Pogue reported that Castellini has begun construction on a $25 million expansion, which will result in an estimated 205 new jobs in Clayton County. He reported that Georgia Vital Records has located in Clayton County, with 150 jobs, and Georgia Department of Veterans Affairs also has located in Clayton County with 30 jobs. He reported that several automotive groups also have plans to locate or expand in Clayton County. Mr. Pogue reported that his office has completed 28 business retention and expansion visits thus far this year, on track for the goal of 60 – 80 visits this year.

Mr. Pogue reported that the Georgia Logistics Consultant will meet May 16 and 17, 2017. The Cohn Reznick seminar on new market tax credits which takes place on May 18 and 19. Mr. Pogue will attend the ICSC Real Estate Convention May 21 – 24, and the Bisnow Breakfast, sponsored by the Authority, will take place on May 18. He also reported that the Clayton County Market Report will appear in the Atlanta Business Chronicle on May 12.

Mr. Pogue reported that his office is working on increased community outreach through a newsletter and social media. He reported that Workforce Development continues to be a key focus. His office continues to work with Small Business Development Center at Clayton State University for the next Start Smart class, which will begin in September. He also reported an upcoming brokers breakfast or luncheon in June or July 2017, after the scheduled end of the current zoning moratorium.

2. LTI, Inc. Update

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that the tax memorandum is being presented to the Board of Assessors on May 10, 2017. She reported that LTI would like to close on the bond issue in June, which will require a special called meeting of the Authority to consider the bond resolution in May. She noted that the Authority's June meeting is scheduled for June 12, which will not allow sufficient time for the bond validation process to take place in time to close by the end of June. After a general discussion, it was the consensus of the Authority to hold a special called meeting on Monday, May 22 at 4:00 p.m.

3. Update of Action Items from April 17, 2017 Special Called Meeting

Chairman Vincent noted that there were no action items to update from that meeting.

OTHER BUSINESS

1. Approval of the Treasurer's Report

Chairman Vincent reported that the operating account began the month with an opening balance of $966,188.25. There were deposits in the amount of approximately $14.77 for interest, and checks written in the amount of $3,195.00, leaving a closing balance of $963,008.02. He noted that the bank statement for April had not been received, so this report is preliminary and subject to change. Chairman Vincent reported that the opening balance for the Redevelopment Authority's account was $943.86, with no activity. Chairman Vincent also reviewed the outstanding invoices.

The payments pending for approval are as follows:

Freeman Mathis & Gary, for services rendered through April 30, 2017 Invoice Nos. 412588, 412589, 412590, 412591, 412595, 412596	$2,010.00
Freeman Mathis & Gary, to be paid by Gita Berman As property manager for DACC Public Purpose Corp. I - $285.00 Invoice No. 412586	
Freeman Mathis & Gary, to be paid by Richard Buckley as property manager for DACC Public Purpose Corp II - $120.00 Invoice No. 412587	
Melissa Preston, CPA Invoice #1409 for Monthly Accounting Services	$750.00
Department of Economic Development (reimbursement for office supplies and expenses)	$203.75
Total	**$2,963.75**

University Station f/k/a Gateway

Chairman Vincent reported that the University Station account began the month with an opening balance of $115,114.77. There was a deposit in the amount of approximately $3.67 for interest, and checks written totaling $234.00, leaving a closing balance of $114,884.44. He noted that the bank statement for April 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 Helen McSwain, 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 Vincent reviewed the Rainwood report. He noted that the property was 93% occupied, with an economic occupancy of 83%. The capital improvement account is $12, 357.00 over budget, due to removal of dead and distressed trees, and additional repair and replacement

of vinyl, tile, and sewer back-up in some of the apartments. Chairman Vincent noted that most of these items reflect the age of the property.

After a general discussion, upon motion by Eldrin Bell, seconded by Tameka West, it was unanimously:

RESOLVED: That the Rainwood report be approved as presented.

Accounting Package:

There was no accounting package to present.

2. Report from Legal Counsel

There was no further report from Legal Counsel.

NEW BUSINESS

2. 2017 Insurance Renewal (General Liability)

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that the general liability umbrella policy renews in August, so it is time to complete the application.

After a general discussion, upon motion by Eldrin Bell, seconded by Helen McSwain, it was unanimously:

RESOLVED: That the Chairman be and hereby is authorized to complete and submit the application for renewal of the general liability insurance policy.

Chairman Vincent introduced Commissioner Felicia Franklin Warner from the Clayton County Board of Commissioners, and asked her to address the Board. Commissioner Warner reported that the first annual Taste of Clayton was held recently with thousands of people in attendance. She expressed interest in creating a cultural arts division in the County. She also encouraged the Board to communicate directly with all members of the Clayton County Board of Commissioners.

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

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 5:23 p.m.

Secretary/Treasurer