

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

**MINUTES OF REGULAR MEETING
MONDAY, AUGUST 9, 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, August 9, 2017, at 8:00 p.m., in the Conference Room at Magnolia House, 133 College Street, Jonesboro, 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; Jack R. Hancock; Bill Keir, Deputy Director, and Tamara Patridge, Clayton County Office of Economic Development; Wade Starr, Clayton County economic development consultant; and Ed Wall, Piper Jaffray, Authority financial advisor. Also present were guests Alex Cohilas, Clayton County Deputy COO; Jeremy Stratton, Clayton County Chamber of Commerce; Raquel Obumba, Nickel Works; Sylvia Redic, City of Morrow; Dan McRae, Seyfarth Shaw; and other guests.

Call to Order and Welcome of Guests

Breakfast began at 8:04 a.m., and Chairman Edmondson called the meeting to order at 8:20 a.m.

Approval of Agenda

Chairman Edmondson presented the Agenda and inquired as to whether there were any additions, changes, or deletions. After a general discussion, upon motion by Don McMillian, seconded by Ricky Clark, it was unanimously:

RESOLVED: That the Agenda be approved as presented.

Approval of the Minutes of July 10, 2017 Meeting

Chairman Edmondson presented the minutes of the July 10, 2017 meeting, and inquired as to whether there were any additions, changes, or deletions. Mr. Clark asked to amend the Treasurer's Report to reflect information provided by Authority Counsel. After a general discussion, upon motion by Ricky Clark, seconded by Eldrin Bell, it was unanimously:

RESOLVED: That the minutes be approved as amended. A copy is available in the Authority office.

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Treasurer's Report

Chairman Edmondson called on Treasurer Ricky Clark for a report. Mr. Clark reported that there were 3 invoices for consideration: Chamber of Commerce dues (\$3,500.00); EPIC Insurance brokers for renewal of the general liability policy (\$28,___); and Crown Printing for Authority business cards (\$662.99). Chairman Edmondson and Mr. Clark noted that the Chamber's website showed membership at the President's Level for \$3,000.00, and inquired of Mr. Stratton as to the amount of the invoice. Mr. Stratton reported that the Chamber's membership levels recently were restructured and indicated that he was willing to work with the Authority as to its membership level. It was the consensus of the Authority for Mr. Clark to work with Mr. Stratton as to the level of the Authority's membership and the associated cost. Upon motion by Don McMillian, seconded by Eldrin Bell, it was unanimously resolved that the invoice from EPIC be approved, and the officers authorized to pay the premium as presented. Authority counsel, Michelle Youngblood, noted that there is an option for terrorism coverage, at a premium of \$297.00. She reported that the current policy includes terrorism coverage due primarily to the fact that certain property owned by the Authority has governmental tenants. After a general discussion, upon motion by Eldrin Bell, seconded by Don McMillian, it was unanimously resolved to accept the terrorism coverage with the general liability policy. Upon motion by Eldrin Bell, seconded by Don McMillian, it was unanimously resolved that the invoice from Crown Printing be approved, and the officers authorized to pay it as presented.

OLD BUSINESS

1. Accounting / Bookkeeping Services

Chairman Edmondson called on Ricky Clark for a report. Mr. Clark reviewed the RFQ he had distributed and recommended that it be posted on the website of the Authority / Economic Development, as well as distributed to the vendors on the County's list. After a general discussion, upon motion by Eldrin Bell, seconded by Don McMillian, it was unanimously:

RESOLVED: to distribute the RFQ as recommended by Mr. Clark upon incorporation of any comments by Authority counsel.

2. Presentation by Nickel Works Regarding Lake Spivey Parkway CID Feasibility Study

Chairman Edmondson called on Raquel Obumba, Nickel Works, for a report. Ms. Obumba reported that the Highway 138 / Lake Spivey Parkway corridor traverses both Clayton and Henry Counties. Based on preliminary data, there are 366 parcels eligible for the CID, of which 96 (26%) are in Clayton County, and 270 (74%) are in Henry County. To determine whether a CID in this area is viable, Nickel Works would conduct a feasibility study to evaluate

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the potential revenue that could be generated and potential projects the CID could cover with that revenue. The study also would identify potential challenges to formation and ways to mitigate those challenges. If started in October, the report would be ready in February 2018. The cost of a feasibility study for the CID is \$40,000.00. Nickel Works recommends that Clayton County pay \$17,500.00, with the remaining \$22,500.00 to be paid by Henry County (Development Authority, Board of Commissioners, or City of Stockbridge). She reported that Jeff Cauble, Development Authority of Henry County, had notified her earlier that morning that they are unable to participate in the feasibility study at this time. After a general discussion, it was the consensus of the Authority to take the matter under consideration and revisit it at the September meeting.

3. Request to enter negotiations with Clayton County for real estate MOU

Chairman Edmondson called on Alex Cohilas, Clayton County Deputy COO, for a report. Mr. Cohilas reminded the Authority of the project he first discussed last month for the construction of a County Archives facility and small business incubator. The proposed transaction calls for the Authority to convey to Clayton County two (2) parcels on Clayton State Boulevard (12146B B002 and B003), totaling just over two acres. The City of Morrow would convey two (2) adjacent parcels, including the parking deck, to the Authority. The County would construct the Archives / SBI facility, as well as continue the pedestrian path already constructed by the City of Morrow. The Development Authority would grant an easement over certain property on Westwood Way to the City to connect its existing pedestrian paths. After a general discussion, upon motion by Eldrin Bell, seconded by Don McMillian, it was unanimously:

RESOLVED: That the negotiations move forward, including the drafting of the proposed intergovernmental agreement to be presented to the Authority, the City of Morrow, and the Clayton County Board of Commissioners.

NEW BUSINESS

1. Discussion regarding Fresh Express Expansion

Chairman Edmondson reported that he had been contacted about an expansion of the Fresh Express facility, since the Development Authority owns the underlying real estate. He compiled a list of other property owned by the Authority based on County tax records. Jack Hancock reported that most of the properties on the list were subjects of bond financing through the Authority, which typically includes a provision allowing the user to purchase the property when the bonds are paid off. There are a couple of parcels listed for which no immediate information was available, but one dated back to 1979, so the underlying bonds likely had been

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

RESOLVED: That Authority counsel and Financial Advisor be authorized to conduct further research as to the parcels identified in the list compiled by Chairman Edmondson to determine the status of any existing bonds and the Authority's options with respect to each parcel.

Mr. Clark noted that there were guest speakers present for the Authority retreat, some of whom had other obligations later. After a general discussion, upon motion by Rick Clark, seconded by Eldrin Bell, it was unanimously resolved that the meeting be suspended to allow the retreat to commence, so that the guest speakers could make their presentations without undue delay. Whereupon, the meeting was suspended at 9:19 a.m.

The Authority held a retreat from 9:31 a.m. – 3:32 p.m., including training by Dan McRae, presentations by Jeremy Stratton, Clayton County Chamber of Commerce, Tom Parker, SK Commercial Realty, and Clayton County Economic Development staff. Dr. Keith Miller, Clayton State University, also discussed the process and time frame for strategic planning, such as revising the 2013 Economic Development Strategic Plan.

The open meeting reconvened at 3:32 p.m.

2. Discussion regarding Clayton County Economic Development Staff, Operations, and Funding Resources

There ensued a discussion about options for consolidating all of the County's economic development efforts under one umbrella, namely the Development Authority. Mr. Clark distributed the intergovernmental agreement between Dekalb County and the Development Authority of Dekalb County for that purpose. After further discussion, upon motion by Eldrin Bell, seconded by Ricky Clark, it was unanimously:

RESOLVED: That the Chairman review the options and make recommendations to the Authority at the next meeting.

Chairman Edmondson inquired as to the handling of a notice of claim relating to an incident at the Rainwood Apartments. Authority counsel noted that the claim should be forwarded to the Authority's insurance broker as well as the property manager, who will submit it to the property's primary insurance carrier.

There being no further business to come before the Board, upon motion by Eldrin Bell, seconded by Don McMillian, it was unanimously resolved that the meeting be adjourned.

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Whereupon, the meeting adjourned at 3:53 p.m.

A handwritten signature in black ink, appearing to read 'RCL', with a horizontal line extending to the right from the end of the signature.

Ricky L. Clark, Jr., Secretary/Treasurer