

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

**MINUTES OF REGULAR MEETING  
MONDAY, NOVEMBER 14, 2016**

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, November 14, 2016, 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; Helen McSwain, Assistant Secretary/Treasurer; Eldrin Bell; Shar'ron Russell; and Tameka West. Also present were Authority Counsel, M. Michelle Youngblood; Courtney Pogue, Director, and Bill Keir, Deputy Director, Clayton County Office of Economic Development. Also present were guests Mike Scott, Fidelity; Silvia Redding, City of Morrow; Sandra Zayac and Andrew Schutt, Arnall Golden Gregory, LLP.

**Call to Order and Welcome of Guests**

Chairman Vincent called the meeting to order at 4:01 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. There being none, upon motion by Eldrin Bell, seconded by Helen McSwain, it was unanimously

**RESOLVED:** That the Agenda be approved.

**Approval of the Minutes of October 10, 2016 Meeting**

Chairman Vincent presented the minutes of the October 10, 2016, meeting, and inquired as to whether there were any additions, changes, or deletions. Mr. Pogue noted that there was a typo at the bottom of page 2 where Project We was referred to as "Project Lee". After a general discussion, upon motion by Eldrin Bell, seconded by Shar'ron Russell, it was unanimously:

**RESOLVED:** That the minutes be approved as amended.

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**OLD BUSINESS**

**1. Monthly Activity Report**

Chairman Vincent called on Courtney Pogue for a report. Mr. Pogue reported that he has met his goal for this year of creating or receiving commitments for a total of 1,000 new jobs in Clayton County in 2016. He reported that the Clorox project will bring the total investment to more than \$100,000,000 million, also his goal for 2016.

He reported that there was a lot of interest at the ICSC last month. He reported that his office is focusing on retail in 2017, noting that all of the employees coming into the County for the new jobs created will need places to shop and eat. He reported that his office is continuing with the BRE visits, at a rate of 3 to 6 per month.

Chairman Vincent noted that the stakeholders that formed the steering committee for the 2013 Economic Development Strategic Plan are reconvening to discuss the 4 consultants to make recommendations for one to update the Strategic Plan.

**2. Project Silver Update**

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that the team, including Chairman Turner, Chairman Vincent, Wade Starr, Ed Wall, Courtney Pogue, and Ramona Bivins, had met to discuss the comments received from Pacifica's counsel. She reported that she is in the process of revising the agreement. She noted that the draft being returned to Pacifica will be the County's best and final offer.

**3. DNR Update**

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that both Fitch's and Moody's had issued their ratings, which remains the same. She reported that they will issue formal ratings letters, and then Rosemawr will make a determination whether to refinance the existing bonds.

**4. Bouldercrest ABLP CF, LLC – Bond Financing Update**

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that Bouldercrest expects to present a Bond Resolution at the December 2016 or January 2017 meeting. She added that this time frame is the one requested by Bouldercrest.

**5. The Clorox Intl. Company and Clorox Manufacturing Company - Consider Adoption of Bond Resolution**

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reminded the Board that the Clorox Project is a \$42 million project for expansion of an existing facility in Forest Park. She reported that the expansion will bring a new product line to the Forest

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Park facility, and is expected to bring approximately 85 new jobs in the next 5 years. She reminded the Board that the average wage for this job is higher than the average wage for Clayton County, averaging \$25 - \$30 an hour. She presented the Bond Resolution approving the transaction and related documents. After a general discussion, upon motion by Eldrin Bell, seconded by Helen McSwain, it was unanimously:

**RESOLVED:** That the Bond Resolution be approved in the form presented. A copy is attached.

**6. Update of Action Items from October 10, 2016 Meeting**

Shar'ron Russell reported that she is reviewing a draft of the report from the facilitator, Judiffier Pearson, and expects to have a report to present at the December meeting.

**OTHER BUSINESS**

**1. Approval of the Treasurer's Report**

Chairman Vincent presented the Treasurer's Report. The operating account began the month with an opening balance of \$838,689.53. There were deposits in the amount of \$318.67 (\$304.72 for the insurance premium refund and \$13.95 for interest), and checks written in the amount of \$34,508.60, leaving a closing balance of \$804,499.60. Chairman Vincent reported that the opening balance for the Redevelopment Authority's account was \$943.86, with no activity, leaving an ending balance of \$943.86. Chairman Vincent also reviewed the outstanding invoices. He noted that he had 3 additional items to discuss before approving all invoices.

(1) 2020 Site Selectors Guild – Chairman Vincent presented a request from Courtney Pogue to contribute the sum of \$10,000 for the 2020 Site Selectors Guild. Chairman Vincent noted that numerous other development authorities throughout Metropolitan Atlanta are contributing. He noted that this was an excellent marketing opportunity, since the conference is the largest gathering of site selection professions in the world, and Georgia was number one nationwide in site selection in 2016. He noted that the \$10,000 sponsorship could be paid over 4 years, although he recommended making the payment in a lump sum, since funds are available. After a general discussion, upon motion by Helen McSwain, seconded by Eldrin Bell, it was unanimously:

**RESOLVED:** That the Authority support the 2020 Site Selectors Guild at a rate of \$10,000, to be paid in a lump sum.

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(2) State of the Aerotropolis – Chairman Vincent presented the State of the Aerotropolis flyer. He reported that this is the inaugural State of the Aerotropolis meeting, which will highlight the work of the Aerotropolis Alliance and the Aerotropolis CIDs in 2016. Since the Development Authority has been instrumental in the foundation of both entities, he recommended sponsoring the event. Ms. Youngblood noted that sponsorship will count toward the 2017 Alliance membership. After a general discussion, upon motion by Eldrin Bell, seconded by Shar’ron Russell, it was unanimously:

**RESOLVED:** That the Authority sponsor the State of the Aerotropolis meeting at the Platinum level for \$5,000.

(3) Office Supplies – Chairman Vincent noted that the Office of Economic Development had requested a \$500 allowance for supplies. He noted that the Development Authority has contributed this sum each year in recent years. After a general discussion, upon motion by Eldrin Bell, seconded by Helen McSwain, it was unanimously:

**RESOLVED:** That the request be approved, to be paid out as the funds are expended.

Therefore, the payments pending for approval are as follows:

Freeman Mathis & Gary, for services rendered through October 31, 2016 Invoice Nos. 208357, 208358, 208359, 208361, 208363, 208367, 208368	\$2,190.00
Freeman Mathis & Gary, to be paid by Richard Buckley as property manager for DACC Public Purpose Corp II - \$6,195.00 Invoice No. 208356, 208364	
Melissa Preston, CPA Invoice #1246 for Monthly Accounting Services	\$750.00
Metro Atlanta Chamber - 2020 Site Selectors Guild	\$10,000.00
State of Aerotropolis	\$5,000.00
Office of Economic Development Supplies	\$500.00
<b>Total</b>	<b><u>\$18,440.00</u></b>

Chairman Vincent discussed with the Board a dinner for departing Board Member Kalanos Johnson. It was the consensus of the Board to hold the dinner at Pappadeaux on

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December 15, 2016, and to provide a gift card in the amount of \$100.00. Chairman Vincent requested approval to make a deposit as required by the restaurant. After a general discussion, upon motion by Eldrin Bell, seconded by Helen McSwain, it was unanimously:

**RESOLVED:** That the dinner be approved, and that the Chairman be and hereby is authorized to make all necessary arrangements and pay all required deposits.

After a general discussion, upon motion by Eldrin Bell, seconded by Shar'ron Russell, it was unanimously:

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

**University Station f/k/a Gateway**

Chairman Vincent reported that the University Station account began the month of October with an opening balance was \$125,112.28. There was a deposit in the amount of approximately \$12.00 for interest, and checks written totaling \$420.00, leaving a closing balance of \$124,704.28. He noted that the bank statement for October has not been received, so this report is preliminary and subject to change. He reported that there were invoices from:

Freeman Mathis & Gary, for services rendered through October 31, 2016	\$1,275.00
Invoice No. 207240	
	<hr/>
<b>Total</b>	<b><u>\$1,275.00</u></b>

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

**RESOLVED:** That the University Station report be and hereby is 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, noting that the property is 97% occupied. He noted that expenses were above budget for water and sewer, HVAC replacement, plumbing, tile replacement, and office supplies. Mr. Bell reported that he is discussing matters with the auditors and expects to have a report at the December meeting.

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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**

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reminded the Board that, since Kalanos Johnson has resigned from the Board, he needs to be removed as a signatory from all Authority accounts. Therefore, she presented Resolutions authorizing the removal of Mr. Johnson and changing the authorized signatories for all Development Authority accounts.

After a general discussion, upon motion by Tameka West, seconded by Shar'ron Russell, it was unanimously:

**RESOLVED:** That the Resolutions be and hereby are approved, in the form as attached.

**NEW BUSINESS**

**1. Election of Vice Chairman**

Chairman Vincent noted that Kalanos Johnson, who recently resigned, held the office of Vice Chair. Therefore, there is a need to elect his successor. Eldrin Bell recommended Tameka West. After a general discussion, upon motion by Eldrin Bell, seconded by Shar'ron Russell, it was unanimously:

**RESOLVED:** That Tameka West be elected to hold the position of Vice Chair.

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 Tameka West, it was unanimously:

**RESOLVED:** That the meeting be adjourned.

Whereupon, the meeting adjourned at 5:48 p.m.

  
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L. Lee Camp, Secretary/Treasurer