

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

**MINUTES OF REGULAR MEETING  
MONDAY, DECEMBER 12, 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, December 12, 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; Tameka West, Vice Chair; L. Lee Camp, Secretary/Treasurer; Helen McSwain, Assistant Secretary/Treasurer; and Shar'ron Russell. Also present were Authority counsel, M. Michelle Youngblood; Courtney Pogue, Director, and Bill Keir, Deputy Director, Clayton County Office of Economic Development; and Melissa Preston, CPA. Also present were guests Jerry Atkins, Castellini; Mike Scott, Fidelity; Jody Chambers; and Courtney McFarland.

**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. Chairman Vincent asked to add two items under old business: Item 6, Kalanos Johnson, and Item 7, State of the Aerotropolis. He also asked to hear new business before old business, to allow Mr. Atkins to leave the meeting after his presentation. After a general discussion, upon motion by Helen McSwain, seconded by Shar'ron Russell, it was unanimously:

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

**Approval of the Minutes of November 14, 2016 Meeting**

Chairman Vincent presented the minutes of the November 14, 2016, meeting, and inquired as to whether there were any additions, changes, or deletions. There being none, upon motion by Shar'ron Russell, seconded by Helen McSwain, it was unanimously:

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

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

**NEW BUSINESS**

**1. Castellini – Application for Bond Financing**

Chairman Vincent called on Jerry Atkins for a presentation. Mr. Atkins described the existing facility used by Castellini, and noted that Phase II can be complete in six months, because the site is pad ready, having been prepared during the initial development phase. He reported by Castellini is competing with three other sites for a fresh concepts product line to serve ready-to-eat produce and deli products within 250 miles of the facility. The proposed expansion is 96,000 square feet, with a development cost of \$25,000,000.00. He reported that they should have a decision within thirty (30) days. If the project is awarded to Castellini, it will bring 295 construction jobs, with salaries of \$7.5 million. He reported that it also will increase Castellini's existing payroll by \$5.2 million from \$8 million to \$13.2 Million. Mr. Atkins noted that Castellini's compensation package includes full benefits such as health care and education. He reported that the issues outstanding to make the project feasible are issuance of bond financing by the Development Authority, reduction in utility costs for water and sewer, and job creation tax credit from the State. He reported that they should have a response from the State by the end of the week. After a general discussion of the application for bond financing, upon motion by Lee Camp, seconded by Helen McSwain, it was unanimously:

**RESOLVED:** That the application be approved, and the Authority is willing to issue the bond requested if Castellini is awarded the project.

**OLD BUSINESS**

**1. Monthly Activity Report**

Chairman Vincent called on Courtney Pogue for a report. Mr. Pogue reported that the data points, such as labor force and wages, in the 2013 Economic Development Plan have been updated. He reported that he met with site selectors in Miami last week, noting that Clayton County has become known nationally, and that his meeting was well-received. He reported that U.S. Xpress Maintenance Facility had its grand opening last week, bringing 40 jobs initially, ultimately increasing to 100 jobs, a \$10 million expansion. Mr. Pogue reported that unemployment is currently down to 6.2%, and he anticipates it dropping below 6% by the end of the year, the first time unemployment has been that low in Clayton County in twenty (20) years. He reported that he and Mr. Keir had attended training on economic impact modeling, which allows them to evaluate projects to ensure that the return to the County is greater than the incentives offered. He reported that he also had met with the airport regarding their expansion. Mr. Pogue reported that Project Walker is approximately 95% percent, a \$15 million investment

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

bringing 20 new jobs. Project Ellenwood is a \$38 Million spec project, approximately 800,000 square feet, anticipating up to 500 new jobs, is still pending. Project 3929-YRC has been awarded to Clayton County, bringing approximately 100 new jobs. Project WE has been awarded to Clayton County, bringing approximately 200 new jobs. Project Atlantic II, the Castellini Project just discussed, is expected to bring 250-300 new permanent jobs to Clayton County.

Mr. Pogue reported that his office had continued the business retention and expansion visits, visiting Hydraulic Elevators, Clayton Fixtures, and Mid-South Roof Systems in the last month. He reported that his office has completed 44 BRE visits in 2016 and 1,000 mailings.

**2. Project Silver Update**

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that she had sent the final draft of the Lease Agreement to Pacifica's Counsel, with a deadline to respond by the end of the day on December 23, 2016. She reminded the Board that this agreement is the County's best and final offer, which, if accepted, will be presented to the Board of Commissioners and to the Development Authority for approval in January.

**3. 2016 Retreat Debrief**

Chairman Vincent called on Shar'on Russell for a report. Ms. Russell distributed the report prepared by the retreat facilitator; Chairman Vincent asked the Board members to review the report and be prepared to discuss next steps at the January meeting.

**4. Clorox Manufacturing Company Bond Financing Update**

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that the bond issuance had closed on Friday, December 9, at 3:00 p.m.

**5. Update of Action Items from November 14, 2016 Meeting**

Chairman Vincent reported that he is meeting with Georgia Teach regarding the Work Force Academy this week. He also noted that the Aerotropolis Alliance has formed an education collective and a work force collective, on which he will have further information to present next year.

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

**6. Kalanos Johnson**

Chairman Vincent reminded the Board that the appreciation dinner for Kalanos Johnson is Thursday, December 15. He noted that he needed a firm head count for everyone who plans to attend.

**7. State of the Aerotropolis**

Chairman Vincent reminded the Board that the State of the Aerotropolis meeting is Tuesday, December 13, at 7:30 a.m. at the Georgia International Convention Center. The Authority is a sponsor and has a table at the event, with space for all authority members to attend.

**8. Public Comment**

Courtney Pogue introduced Courtney McFarland, who addressed the Board briefly. Mr. McFarland is a real estate investor working with Metro Brokers.

**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 \$804,499.60. There were deposits in the amount of \$75,073.59 (\$75,060.00 for annual fees and \$13.59 for interest) and checks written in the amount of \$12,190.00, leaving a closing balance of \$867,383.19. 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.

Therefore, the payments pending for approval are as follows:

Freeman Mathis & Gary, for services rendered through November 30, 2016     \$1,665.00  
Invoice Nos. 210371, 210372, 210373, 210376, 210377

Freeman Mathis & Gary, to be paid by Richard Buckley  
as property manager for DACC Public Purpose Corp II - \$45.00  
Invoice No. 210373

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

Melissa Preston, CPA Invoice #1271 for Monthly Accounting Services	\$750.00
Quest Five Consulting Retreat Training and Report	\$1,000.00
Shar'ron Russell Hotel Reimbursement Basic Economic Training	\$137.24
<hr/>	
<b>Total</b>	<b><u>\$3,552.24</u></b>

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

Chairman Vincent reported that the University Station account began the month of November with an opening balance of \$124,704.28. There was a deposit in the amount of approximately \$12.00 for interest, and checks written totaling \$1,2075.00, leaving a closing balance of \$123,441.28. He noted that the bank statement for November 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 November 30, 2016 Invoice No. 210375	\$600.00
<hr/>	
<b>Total</b>	<b><u>\$600.00</u></b>

**Rainwood**

Chairman Vincent called on Melanie Turner for a report. Ms. Turner distributed and discussed proposals from Comcast and AT&T. She reported that AT&T is willing to install new fiber at their sole cost. She reported that the proposal is for a ten-year non-exclusive agreement. AT&T is willing to pay a per door fee of \$100.00, with additional monthly payments based on penetration. She reminded the Board that the existing Comcast agreement expires in February 2017, and rolls over every two years. She reported that their new proposal also includes a \$100 per door upfront fee, with monthly payments based on penetration. She reported that Comcast's proposal is also for a ten-year agreement, and noted that they were willing to remove the easement language which was of concern in the original proposal. She reported that both contracts are transferrable, assignable to new buyers, but she is uncertain as to the effect, if any, if the buildings are demolished. She also did not know whether there was an early termination fee or penalty. She will investigate those matters and report back to the Board in time for

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

consideration at the January meeting. Chairman Vincent discussed the executive summary, noting that the net cash flow for the year was \$115,456.00 better than budgeted. Ms. Turner noted that the utility category was over budget due to two underground pipe breaks due to tree root intrusions. She reported that the Clayton County Water Authority has agreed to a \$1,200 credit. She also reported that January 2017 will be the final payment for the roof replacement project.

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

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

**Accounting Package:**

There was no accounting package to present.

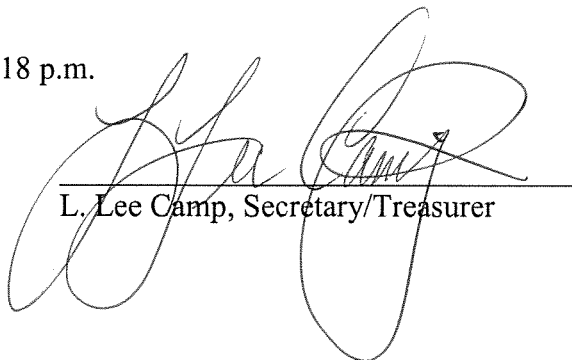
**2. Report from Legal Counsel**

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that the Bouldercrest bond issue anticipates coming before the Board with a bond resolution in February, and an anticipated closing date of March. She reported that this is the schedule requested by the applicant.

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

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

Whereupon, the meeting adjourned at 5:18 p.m.

  
\_\_\_\_\_  
L. Lee Camp, Secretary/Treasurer